COMMERCIAL REALTY SOLUTIONS

For Sale
INVESTMENT OPPORTUNITY
(Current Restaurant)
11935 59th Place, Albertville 55301

PROPERTY INFORMATION

* Sales Price **$1,350,000.00**
* (Land and Building Only)
* Restaurant Equipment available for additional Cost
* Building is 7,473/sf
* Lot is 1.3 Acres
* Built in 2007
* Wright County PID 101-136-001040
* 2021 Taxes $50,404.00
* Businesses in the Area Include:
  Shell Gas Station, Speedway, BP Station, Taco John's, Center Cut Meats, Albertville City Hall, Granite Tops, and more . . .

Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@crs-mn.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness

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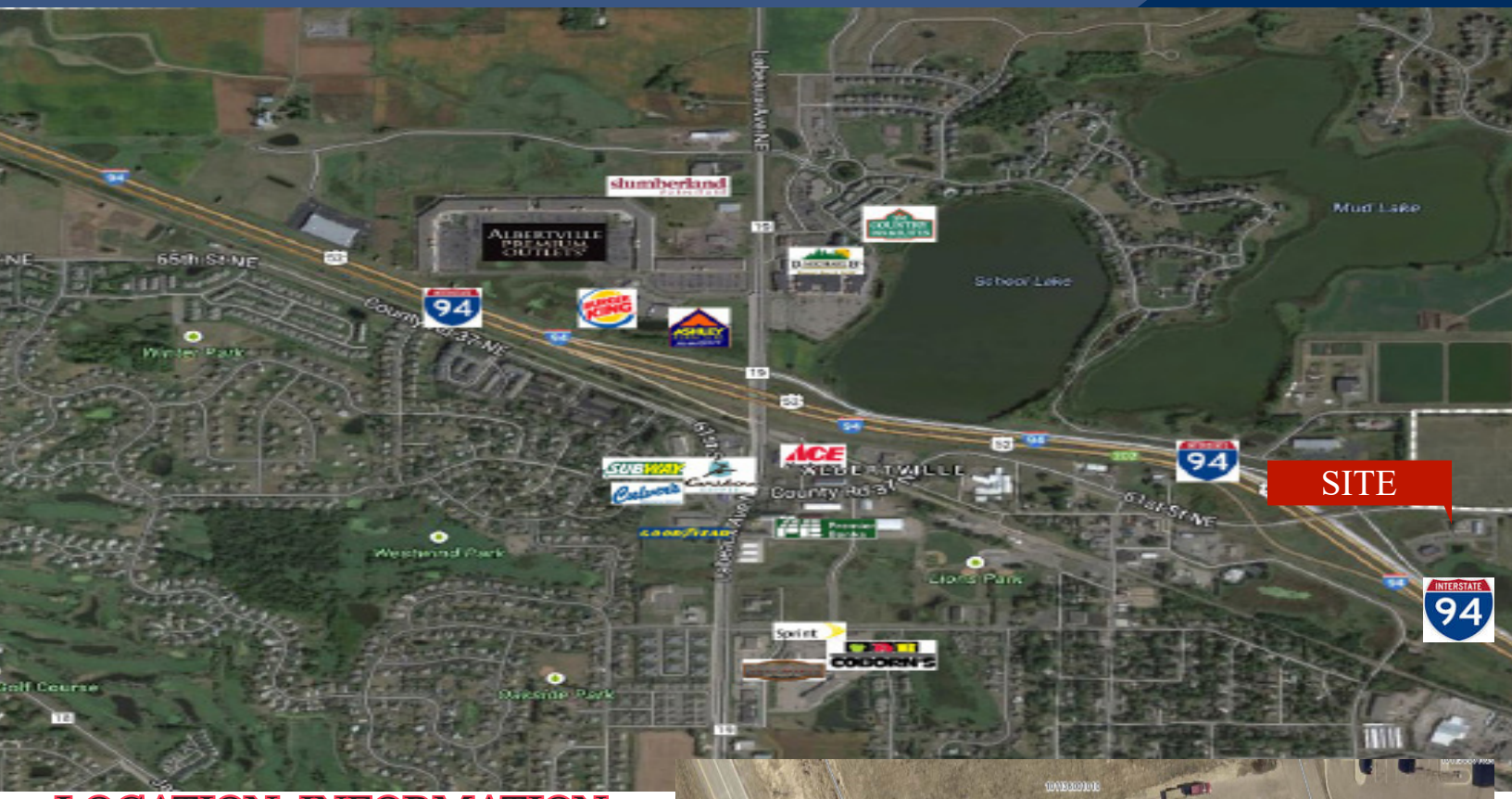

LOCATION INFORMATION

* 4 Miles from St. Michael
* Rogers is 6 Miles Away
* Interstate Visibility
* Easy Highway Access

TRAFFIC COUNTS - 2019

* I-94 - 71,000 VPD
* County Road 37 - 7,900 VPD

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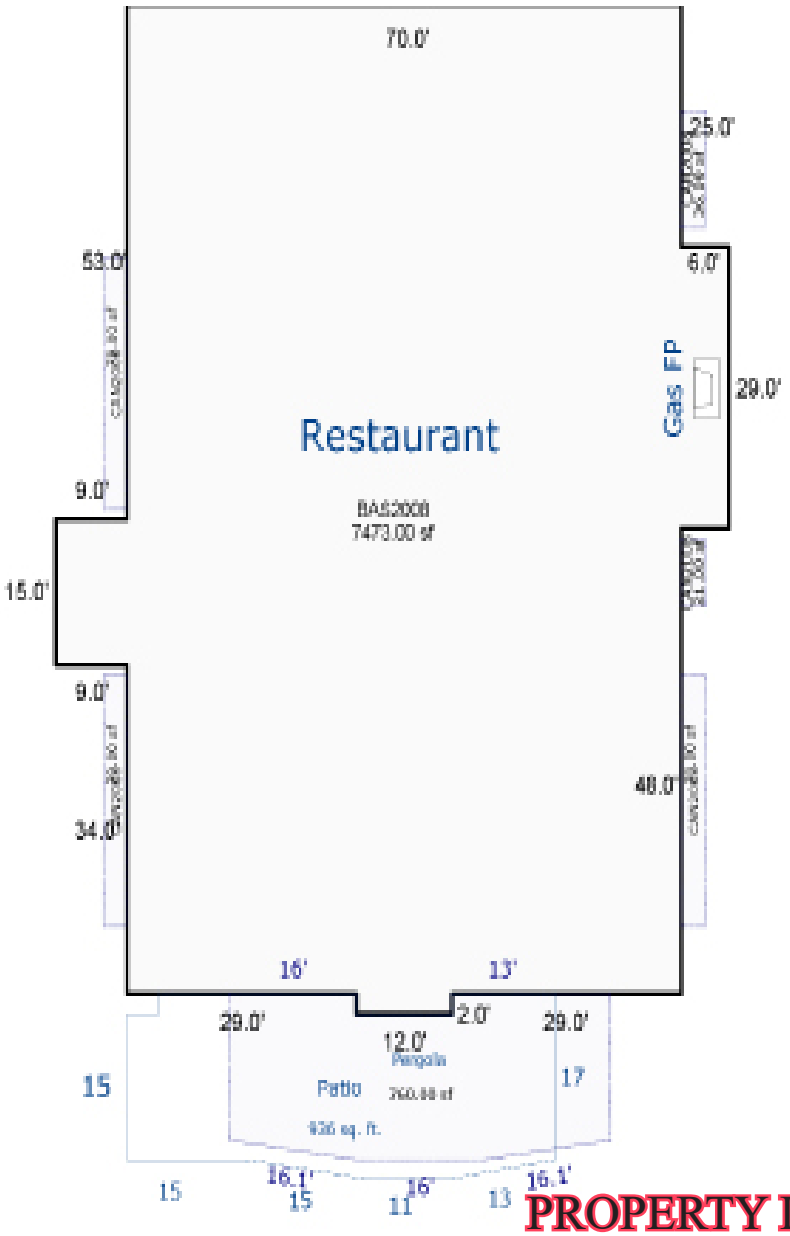

PROPERTY INFORMATION

* (Equipment List Available Upon Request)
* Established Business
* Large Bar Area
* Outdoor Patio

Albertville Demographics			
Demographics - 2016	**1-Mile**	**3-Mile**	**5-Mile**
Population	9,168	17,781	32,662
Est. Total Households	2,567	5,042	7,501
Median Age	39	41	41
Average Household Income	$ 68,875	$ 72,447	$ 81,492
Median Household Income	$ 59,786	$ 64,272	$ 64,381

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