



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial
Land

50th St NE

Marlowe Ave NE

ALBERTVILLE Industrial Land

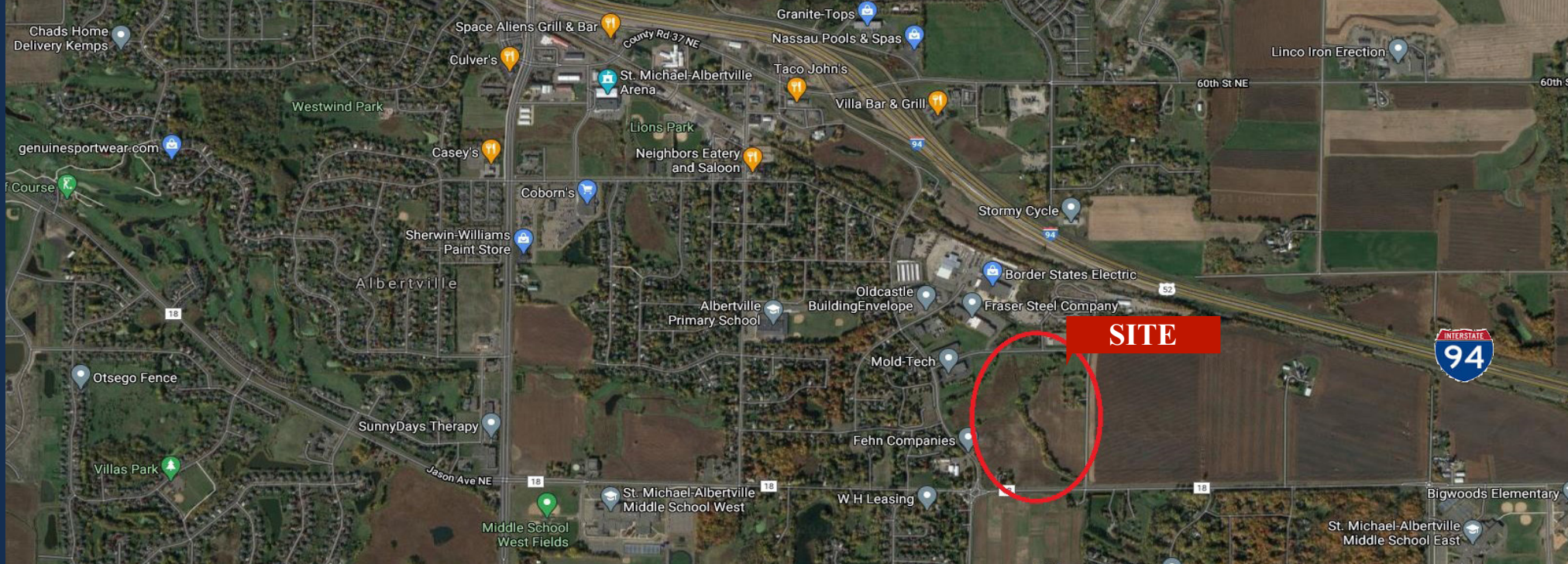
Sales Price: \$60,000.00/per acre

14.33 Acres (There is an additional 2.46 Acres Available)

xxx 50th Street, Albertville, MN 55301

Albertville Industrial Park!

Sheila Zachman, Broker
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PROPERTY LOCATION

* Located on South Side of I-94

* East of Labeau/C.R. 19

* Easy Access to Interstate

* Businesses in the Area:

Fehn Companies, Mold Tech, Old Castle Glass,
Border States Electric, American Engineering Testing,
Fraser Steel Co. and more...

TRAFFIC COUNTS - 2024

* I-94 - 64,000 VPD

* 50th Street - 4,150 VPD



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PROPERTY OVERVIEW

Sales Price

\$60,000.00/per acre

Lot Size	14.33 Acres (There is an additional 2.46 Acres Available)
County	Wright
PID	101.150.000020
2025 Taxes	\$902.00
Zoned	I-1 Future Industrial
Completed Items	Parcel Survey Wetland Delineation Storm Water (Credit) Ditch Clean Out



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