



COMMERCIAL REALTY SOLUTIONS

For Lease
Retail / Office



**Ready for Build-Out
Summer 2025**

ALBERTVILLE

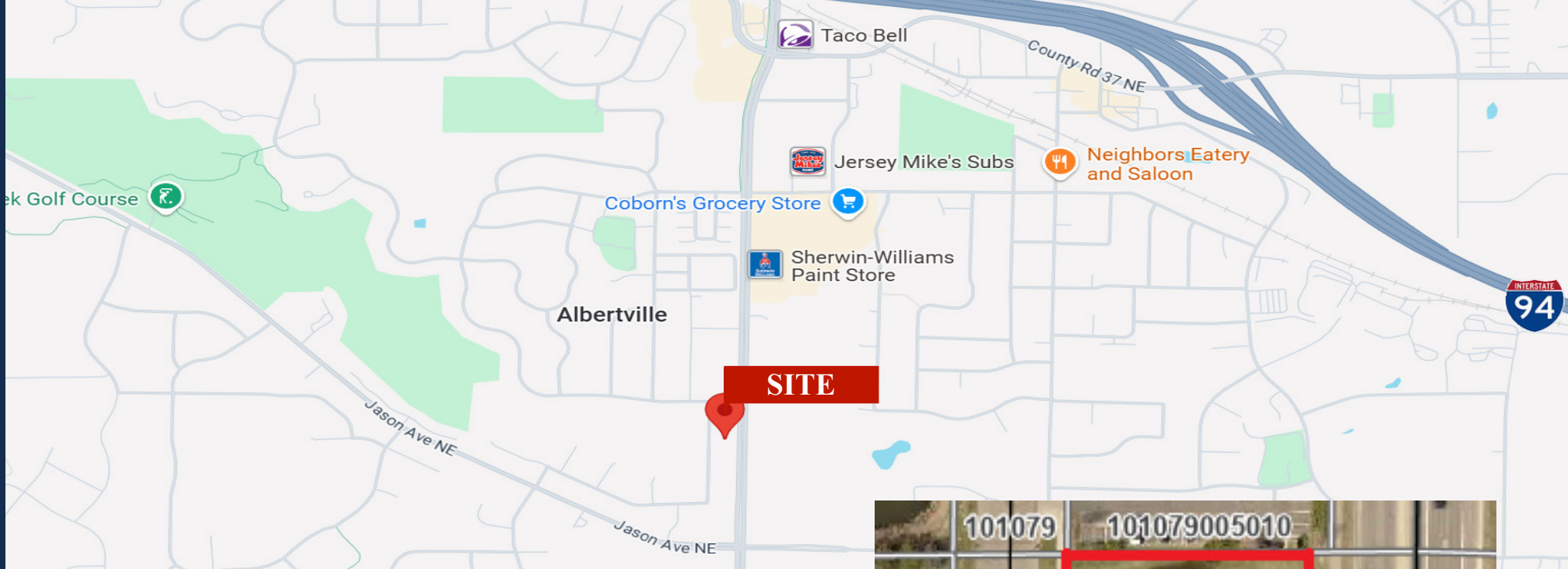
Retail / Office

Lease Rate: \$25.00/psf NNN

Building Size: 7,562/sf Available: 2,425/sf

5292 Kyler Ave NE, Albertville, MN 55301

Sheila Zachman, Broker
763.244.0600
SZachman@crs-mn.com



PROPERTY LOCATION

- * South of I-94
- * West of Labeaux
- * South of 53rd Street
- * Businesses in the Area:

Si Senor Mexican Restaurant, Hen & Hog Restaurant, Coborn's, Sister Kenny Sports & Physical Therapy, Mathnasium, Casey's, Albertville Orthodontics, Farrell's Extreme Bodyshaping, Sherwin Williams, STMA Middle School West, and more.

TRAFFIC COUNTS - 2023

- * I-94 - 58,540 VPD
- * Labeaux Ave- 17,517 VPD
- * 53rd Street - 1,792 VPD



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PROPERTY OVERVIEW

Lease Rate

\$25.00/psf NNN

Operating Expense	\$8.00/psf
Building Size	7,562/sf
Space Available	2,425/sf
County	Wright
PID	101-137-001010
2024 Taxes	\$9,044.00
Zoned	B-2, Limited Business
Year Built	New Construction Available Summer 2025

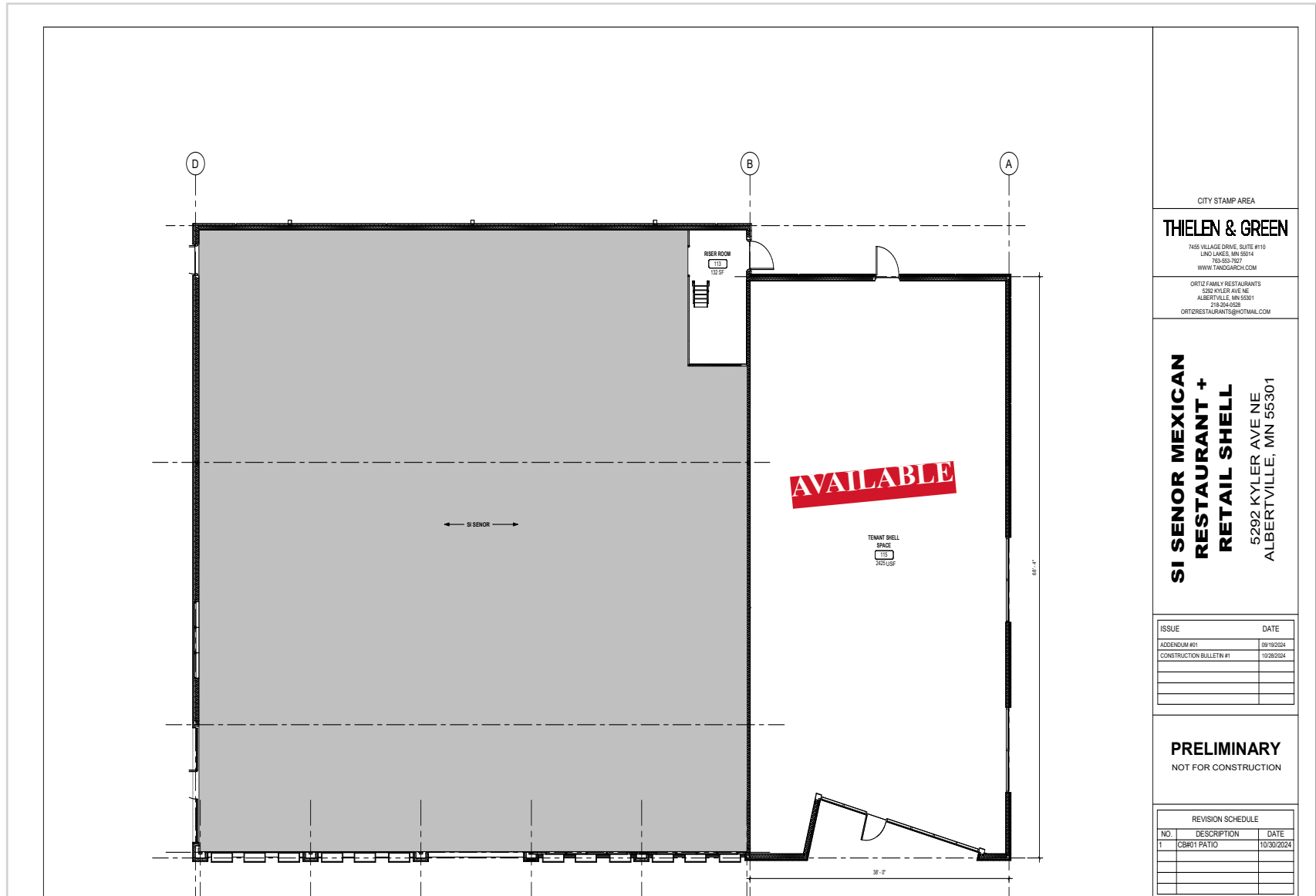


BUILDING INFORMATION

- * Concrete Floor
- * HVAC Unit
- * Plumbing for One (1) Bathroom
- * Landlord will take to studs (ready for build-out)

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TENANT SPACE FLOOR PLAN



CITY STAMP AREA

THIELEN & GREEN
 7455 VILLAGE DRIVE, SUITE #110
 LIND LAKES, MN 55114
 763-653-7927
 WWW.TANDGARCH.COM

ORTIZ FAMILY RESTAURANTS
 5292 KYLER AVE NE
 ALBERTVILLE, MN 55301
 218-244-6258
 ORTIZRESTAURANTS@HOTMAIL.COM

**SI SENOR MEXICAN
 RESTAURANT +
 RETAIL SHELL**
 5292 KYLER AVE NE
 ALBERTVILLE, MN 55301

ISSUE	DATE
ADDENDUM #1	09/19/2024
CONSTRUCTION BULLETIN #1	10/28/2024

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CB#01 PATIO	10/30/2024

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CONCEPTUAL DRAWING - EXTERIOR



AREA INFORMATION

- * Albertville population growth is 5.7% annually
- * Median Income \$126,307
- * Median Age is 37.4 years old
- * Population 9,465



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