



COMMERCIAL REALTY SOLUTIONS

For Sale  
Mixed Use Land



Labeaux Ave NE

# ALBERTVILLE

## Mixed Use Land

26.01 Acres (Divisible)

5446 Labeaux Ave. NE, Albertville, MN 55301

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## PROPERTY LOCATION

- \* Located South of I-94, Easy Access with New Eastbound on Ramp
- \* Close to downtown Albertville and St. Michael
- \* Adjacent to Albertville Crossings
- \* South of Albertville Outlet Mall

### TRAFFIC COUNTS - 2023

- \* Labeaux Ave. - 16,700 VPD
- \* 53rd Street NE - 1,450 VPD



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# PROPERTY OVERVIEW

Sale Price  
\$3.25/psf

Lot Size	26.01 Acres of Mixed Use Development
Wright County PID's and 2024 Taxes	101.500.013200 \$540.00 101.500.013201 \$3,348.00
Zoned	B-2 Limited Business (Front 500' Depth and R-1 Single Family Residential
Businesses in Area	Caribou, Coborn's Liquor, Little Ceasar's, Sherwin Williams, Willy McCoy's and much more...
Other Information	- High and Level Lot - Sewer and Water On Site



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