



COMMERCIAL REALTY SOLUTIONS

For Sale
Mixed Use Land



ALBERTVILLE

Mixed Use Land

Sale Price: \$3.25/psf

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 - 2024

- * 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 2025 Taxes 101.500.013200 \$612.00
101.500.013201 \$3,514.00

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



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.