



For Sale  
Industrial Development  
Land

Labeaux Avenue

67th Street

SITE

70th Street

## ALBERTVILLE

### Industrial Development Land

**Sales Price: \$4,000,000.00**

39.02 Acres

6793 Labeaux Ave NE, Albertville, MN 55301

Wayne Elam, Broker  
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## PROPERTY LOCATION

- \* Easy Access to I-94
- \* Great Corner Location
- \* Close to Amenities and Services
- \* Close to Albertville Premium Outlet Mall
- \* Businesses in the Area:

Albertville Premium Outlet Mall, Slumberland Furniture, D Michael B's, Country Inn & Suites, Burger King, Ashley Home Store and more...

## TRAFFIC COUNTS - 2024

\* Labeaux Ave NE - 16,700 VPD

\* 70th Street - 5,614 VPD



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# PROPERTY OVERVIEW

Sales Price

\$4,000,000.00

Lot Size	39.02 Acres
County	Wright
PIDs	101.500.351100 2025 Taxes \$5,070.00 101.500.351101 2025 Taxes \$3,754.00
Zoned	I-1 Limited Industrial



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