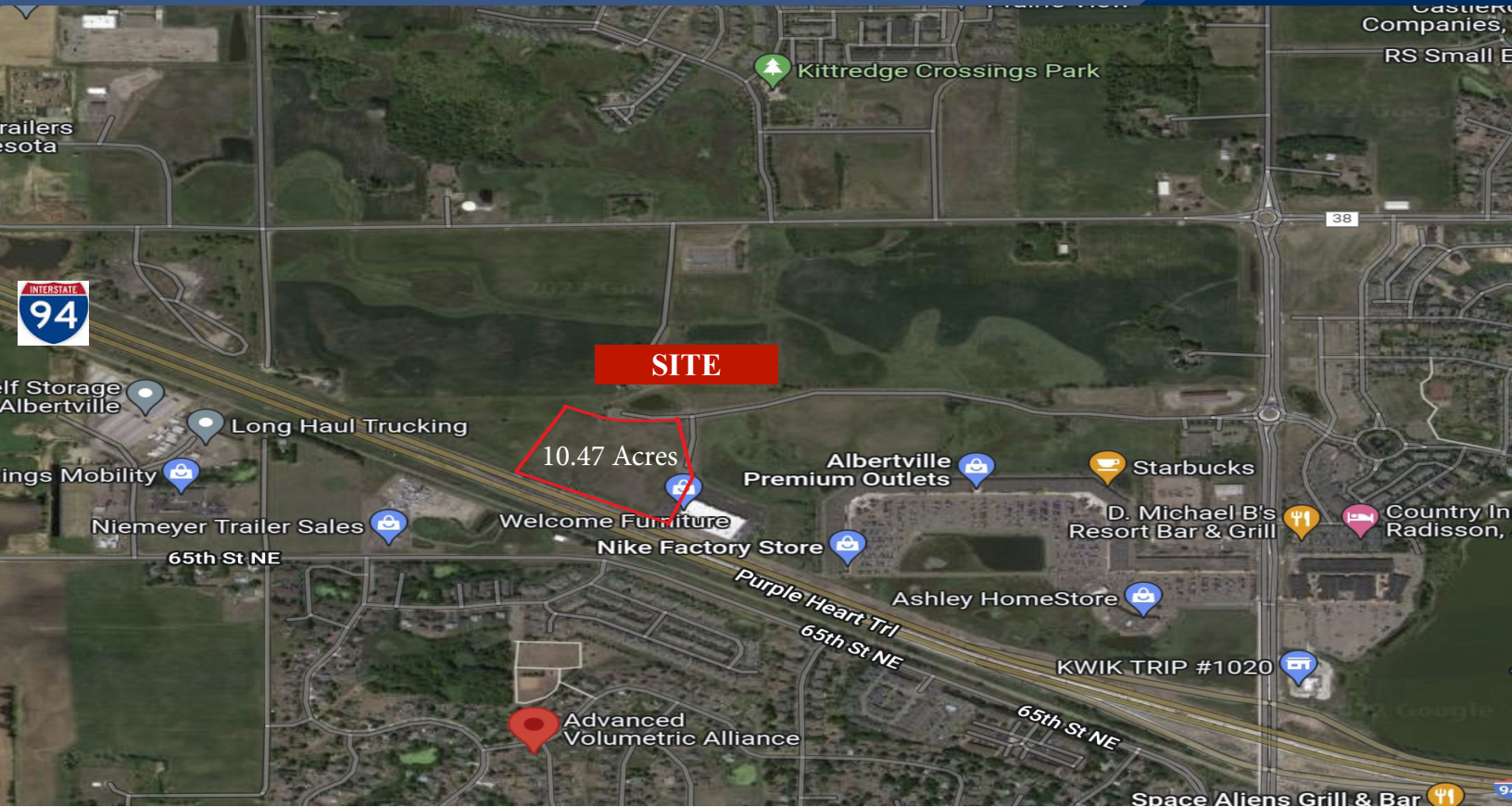


For Sale

Albertville Business Park Land

Commercial/Industrial Land

xxx 67th Street NE, Albertville 55301



PROPERTY INFORMATION

* SALES PRICE

10.47 Acres **\$Negotiable**

* Wright County PID's

101-088-001040 2024 Taxes \$1,740.00

101-088-001030 2024 Taxes \$5,236.00

101-088-001020 2024 Taxes \$2,718.00

* Zoning: I-1 Limited Industrial

* Businesses in the Area Include:

Advanced Volumetric Alliance Manufacturing,
Albertville Premium Outlet Mall, Taco Bell,
D' Michael B's, Country Inn & Suites,
Kremer Toy, Ashley Home Store, Culver's,



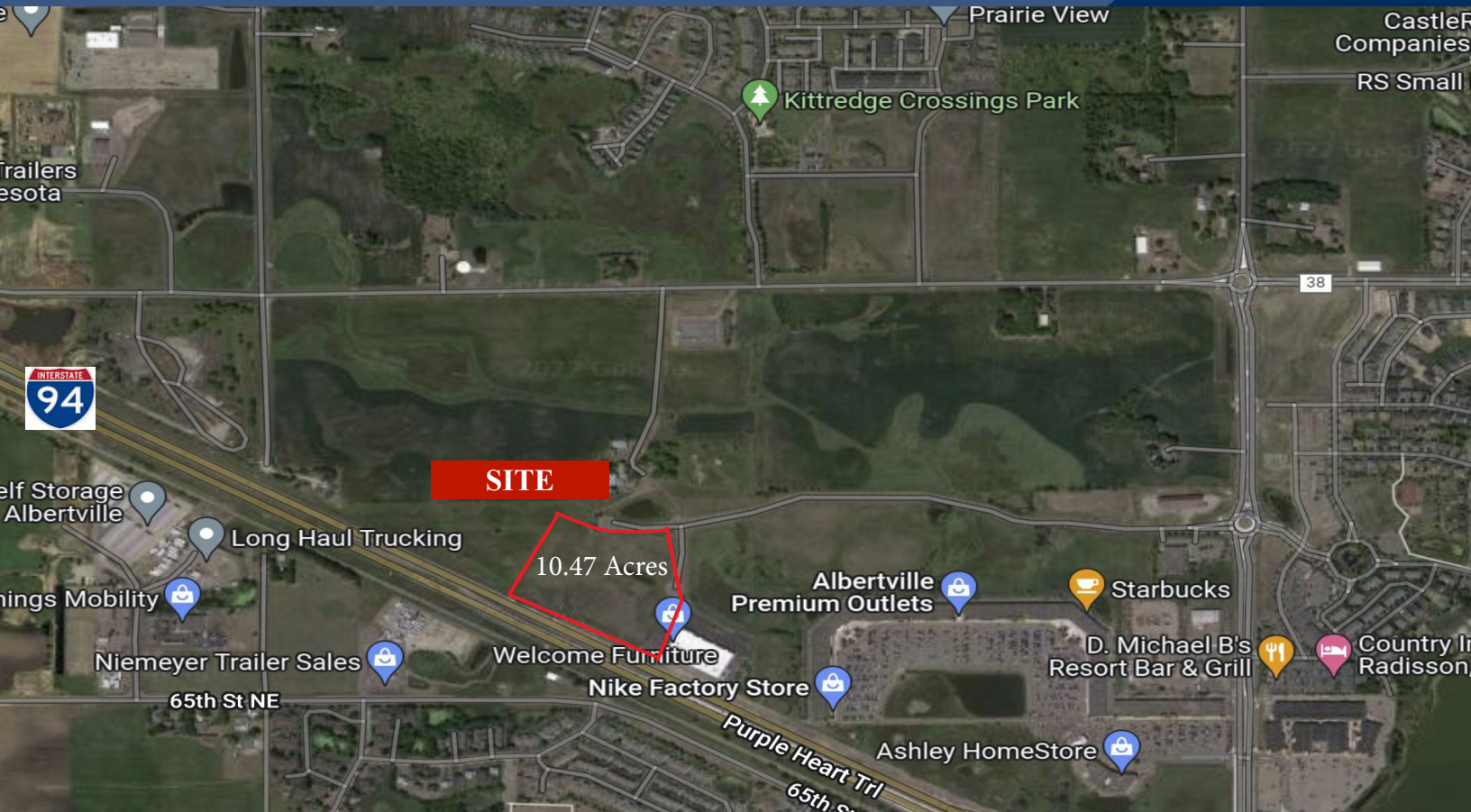
Contact:

WAYNE ELAM

(763) 229-4982

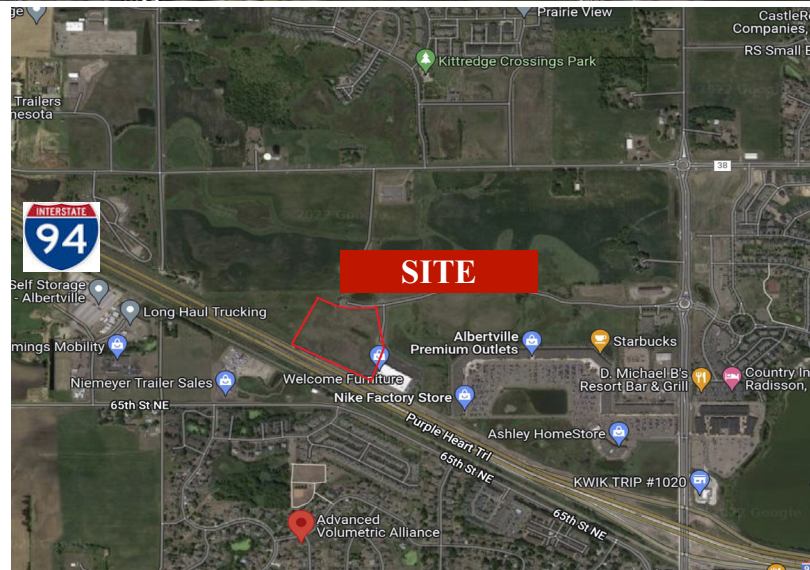
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com



LOCATION INFORMATION

- * Located North Side of I-94
- * West Side of Labeaux
- * Site is 1 Mile to I-94
- * 15 Minutes to I-494/694 in Maple Grove 6 Lane Interstate
- * Close to Advanced Volumetric Alliance (AVA), Scherer Bros. Lumber & Albertville Outlet Mall



TRAFFIC COUNTS - 2023

- * I-94 - 53,953 VPD
- * Labeaux/C.R. 19 - 16,700 VPD

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Rendering Site Plan



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