



COMMERCIAL REALTY SOLUTIONS

For Sale  
Commercial Lot



# ALBERTVILLE

Commercial Lot

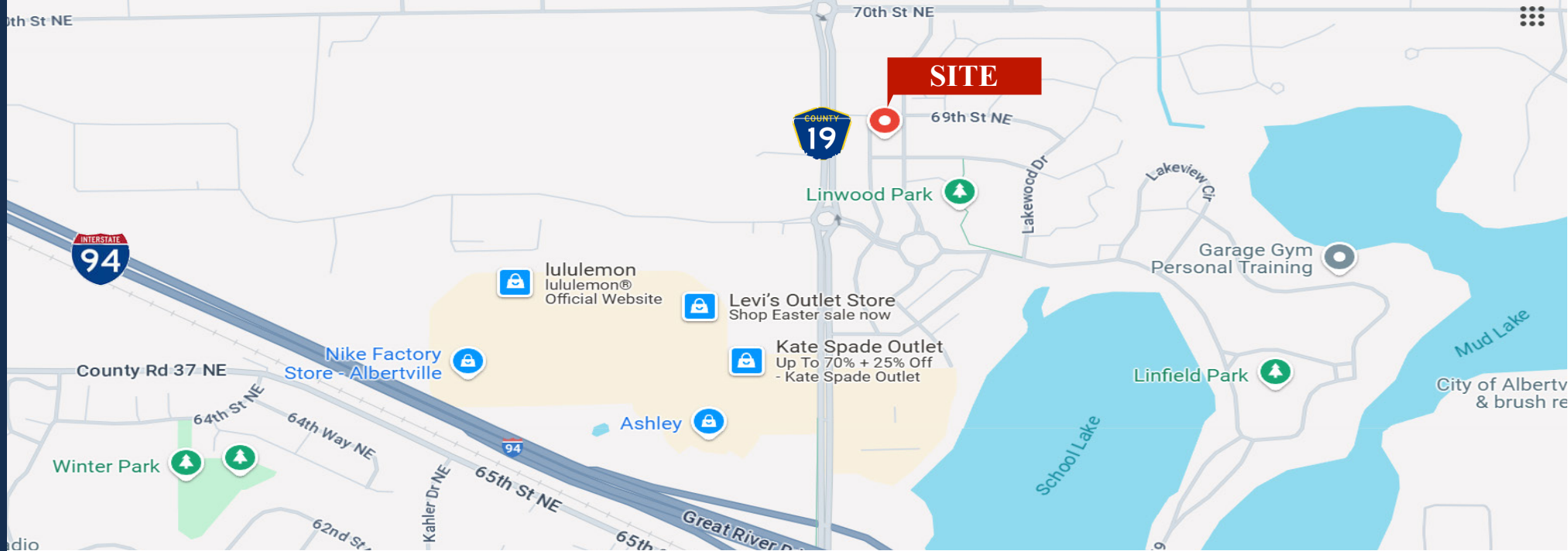
**Sales Price: \$350,000.00**

1.22 Acres

6872 Laketowne Place NE, Albertville, MN 55301

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## PROPERTY LOCATION

- \* Easy Access from Labeaux Avenue
- \* East Side of Labeaux Avenue
- \* North of I-94
- \* Businesses in the Area:

Albertville Premium Outlet Mall, Slumberland Furniture, D Michael B's, Country Inn & Suites, Burger King, Ashley Home Store, KwikTrip, Everbrook Daycare, Samaritans Hill Lutheran Church and more...

### TRAFFIC COUNTS - 2024

- \* I-94 - 58,540 VPD
- \* Labeaux Ave NE - 15,647 VPD



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# PROPERTY OVERVIEW

6872 Laketowne Place NE, Albertville, MN

Sales Price  
\$350,000.00

Lot Size	1.22 Acre Land Parcel
County	Wright
PID	101-116-001010
2025 Taxes	TBD
Zoned	B2-A Special Business
Other	Has footings for 10,000/sf building (50' x 200')
Parking	42 Spaces



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