



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial/Industrial
Property



Commercial / Industrial Property

5.2 +/- Acres (6,800 +/- sf / 9,000 +/-
901 4th Ave E, Alexandria, MN 56308

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PROPERTY LOCATION

East of 4th Ave East & North
Nokomis Street Intersection

North of I-94

Businesses in the Area:
Fresh Foods, Northwoods Cafe,
VFW, Alex Glass & Glazing,
Ferrell Gas and more...

TRAFFIC COUNTS - 2023

- * North Nokomis Street - 17,815 VPD
- * 4th Ave E - 10,500 VPD



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PROPERTY OVERVIEW

Sale Price

\$799,000.00

Building Size | 6,800 +/- sf / 9,000 +/- sf

Lot Size | 5.2 +/- Acres

Douglas County/Taxes | PID's

63-2357-500	2024	\$5,826.00
63-2511-000	2024	\$1,074.00
63-2509-000	2024	\$394.00
63-2508-000	2024	\$700.00
63-2374-500	2024	\$3,080.00
63-2496-000	2024	\$6,362.00
63-2498-000	2024	\$1,346.00
63-2505-000	2024	\$2,810.00
63-2510-000	2024	\$498.00

Zoned | I-1 Light Industrial

Parking Spaces | Ample

BUILDING OVERVIEW

Office | 25' x 50' (1,260/sf)

Heated Building | 50' x 75' (3,750/sf)

Addition | 50' x 110' (5,500/sf)

Cold Storage | 50' x 150' (9,500/sf)

Other | Numerous flat outlots for product storage

Clear Height | 12'

Overhead Doors | (8) Drive-In Doors 16' x 12'

Electrical | 3 Phase

HVAC | Gas

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