



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial/Industrial
Property



ALEXANDRIA

Commercial/Industrial Property

Sales Price: \$799,000.00

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 - 2024

* North Nokomis Street - 17,815 VPD

* 4th Ave E - 10,500 VPD



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PROPERTY OVERVIEW

Sales 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 2025 \$5,794.00 63-2511-000 2025 \$1,024.00 63-2509-000 2025 \$374.00 63-2508-000 2025 \$670.00 63-2374-500 2025 \$3,064.00 63-2496-000 2025 \$6,350.00 63-2498-000 2025 \$1,350.00 63-2505-000 2025 \$2,862.00 63-2510-000 2025 \$480.00
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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