



COMMERCIAL REALTY SOLUTIONS

# For Sale - Parcel 1 Industrial Land - Kadler Business Park 8017 Kadler Ave NE, Otsego 55362



## PROPERTY INFORMATION

- \* Sales Price **\$45,000.00/Acre**
- \* 39.87 Acre Parcel
- \* Wright County
- \* PID 118-800-224400
- \* 2024 Taxes \$3,300.00
- \* Minutes from I-94
- \* Opportunity for large scale outside storage
- \* Zoned for Industrial Use
- \* Businesses in the Area Include: Albertville Premium Outlet Mall, Subway, Casey's, Caribou Coffee, Welcome Furniture, Burger King and more . . .



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**

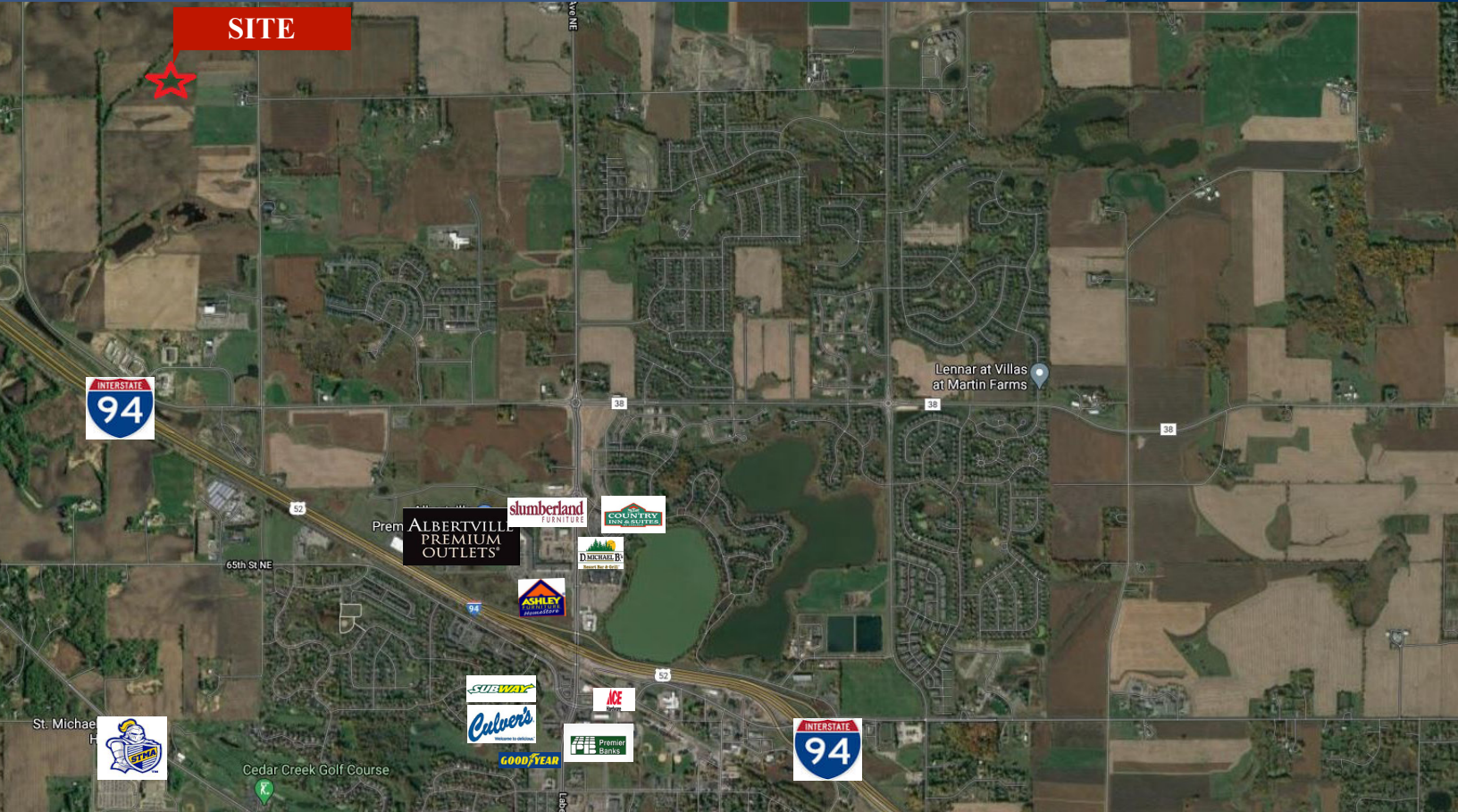
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).



COMMERCIAL REALTY SOLUTIONS

# For Sale - Parcel 1 Industrial Land - Kadler Business Park 8017 Kadler Ave NE, Otsego 55362



## LOCATION INFORMATION

- \* Located Minutes From I-94
- \* Albertville Outlet Mall Minutes Away

## TRAFFIC COUNTS - 2023

- \* I-94 - 52,000 VPD
- \* County Road 19 - 4,250 VPD



**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

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).