



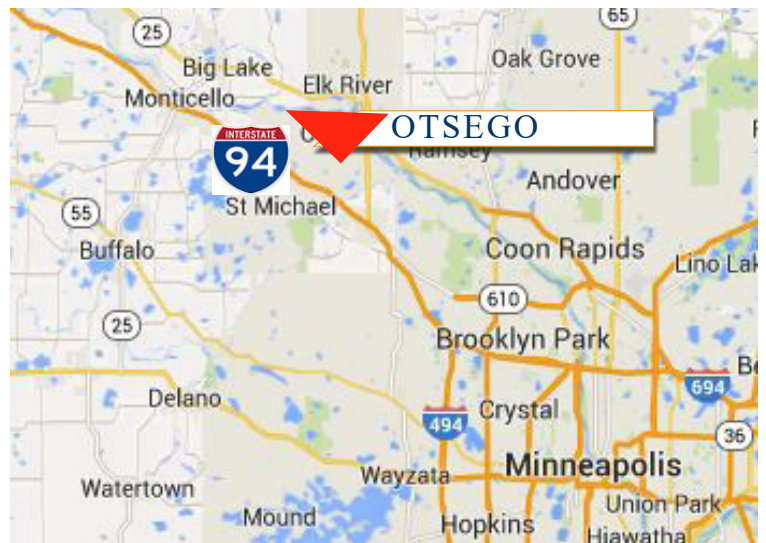
COMMERCIAL REALTY SOLUTIONS

For Sale Office/Warehouse Land xxxxx Labeaux Ave NE, Otsego 55301



PROPERTY INFORMATION

- * SALES PRICE **\$72,500.00/Acre**
- * 37.48 Acre Parcel
- * Wright County PID 118-800-261400
- * 2024 Taxes \$2,024.00
- * Zoning: Office/Warehouse
- * Businesses in the Area Include:
Albertville Premium Outlet Mall, KwikTrip,
Country Inn & Suites, Welcome Furniture,
Ace Hardware, Bury Companies,
Michaels Utility Services, etc.



Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@crs-mn.com

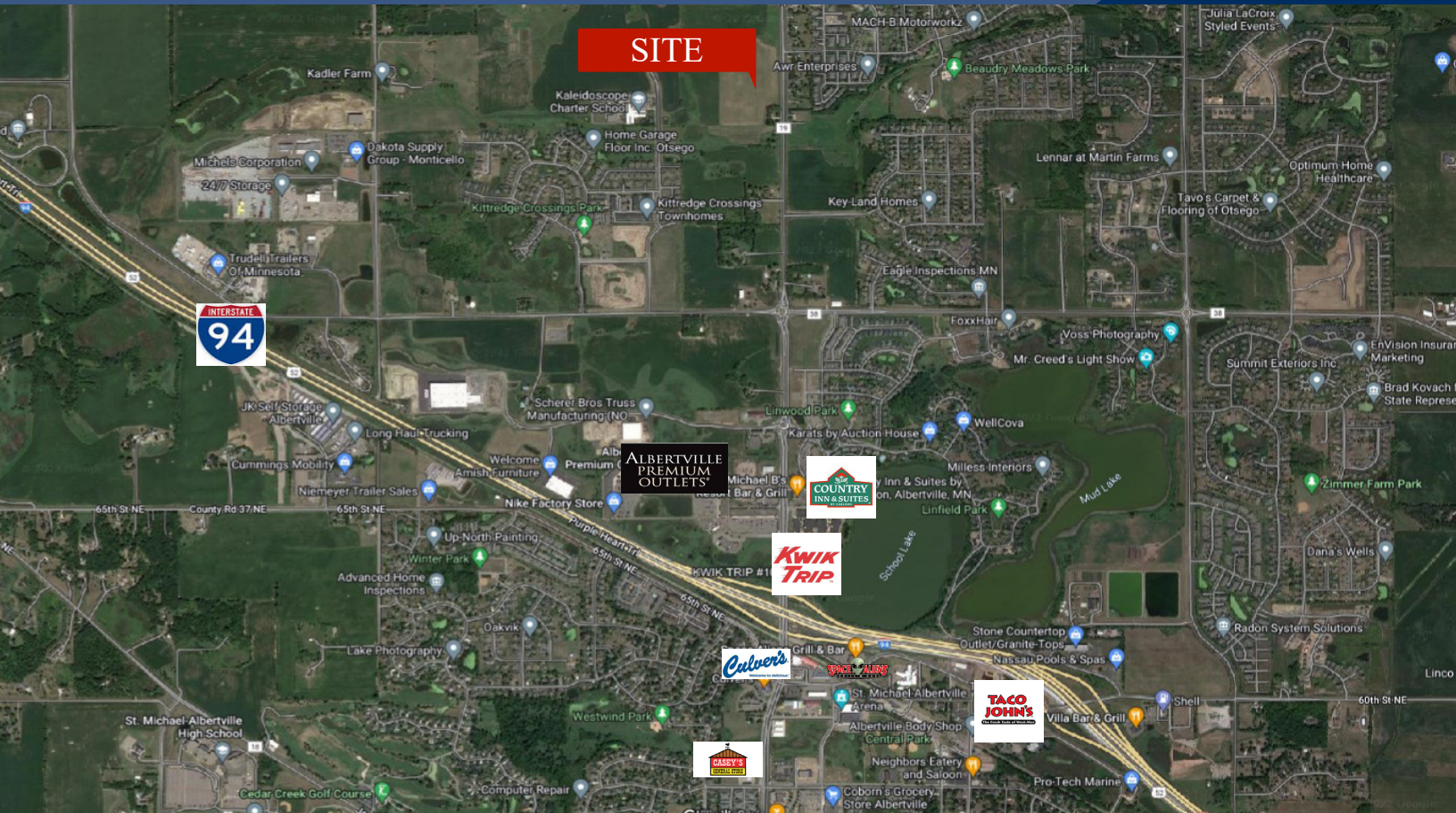
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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LOCATION INFORMATION

- * Located 1 Mile North of I-94
- * West of C.R. 19/Labeaux Avenue
- * Excellent Access to I-94
- * 15 Miles to I-494



TRAFFIC COUNTS - 2023

- * I-94 - 53,953 VPD
- * Labeaux Ave NE - 16,700 VPD

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