



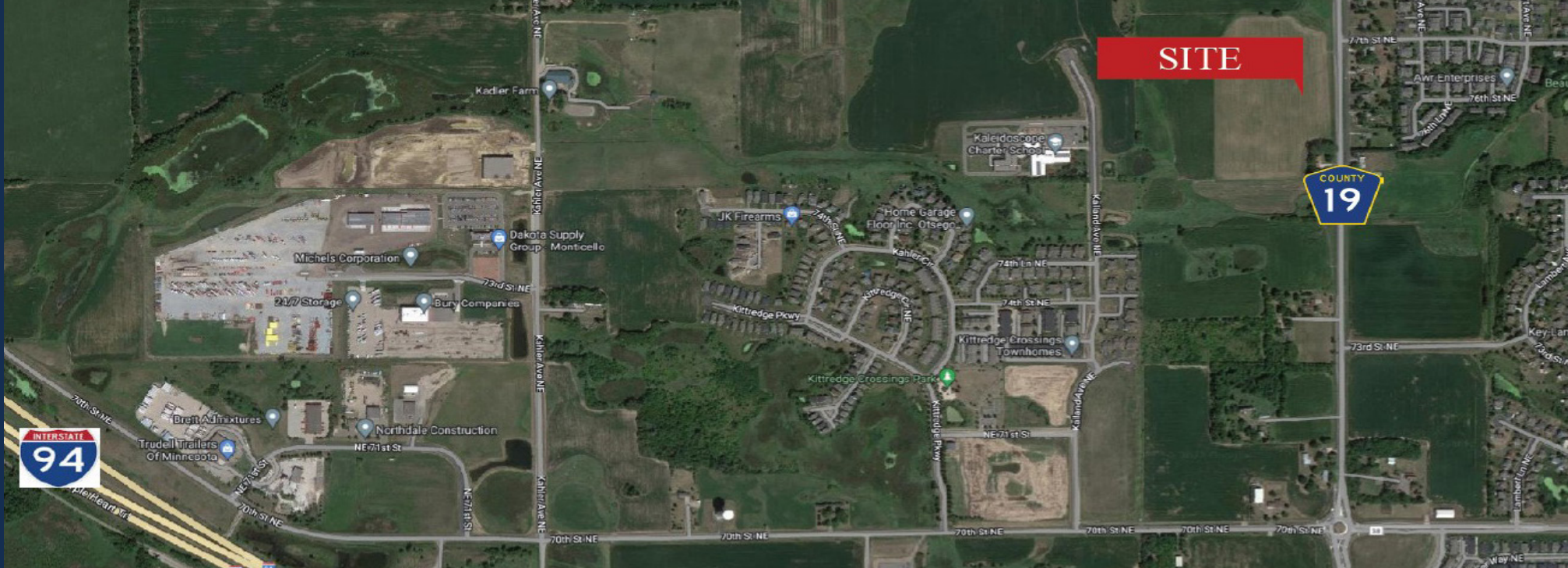
OTSEGO OFFICE/WAREHOUSE LAND

Sales Price: \$72,500.00/Acre

37.48 Acres

Labeaux Ave NE, Otsego, MN 55301

Sheila Zachman, Broker
763.244.0600
SZachman@crs-mn.com

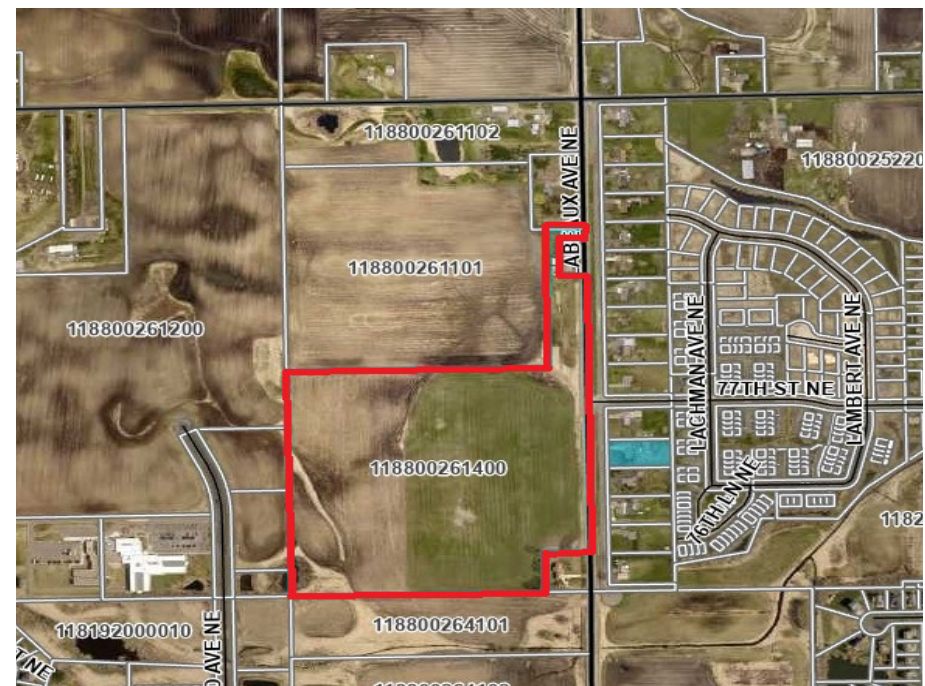


PROPERTY LOCATION

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

TRAFFIC COUNTS - 2024

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



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PROPERTY OVERVIEW

Sales Price
\$72,500.00/Acre

Parcel	37.48 Acres
Wright County	PID 118-800-261400
2025 Taxes	\$2,208.00
Zoned	I-2 General Industrial District
Businesses in Area	Albertville Premium Outlet Mall, KwikTrip, Country Inn & Suites, Welcome Furniture, Ace Hardware, Bury Companies, Michaels Utilities Services, etc.



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