



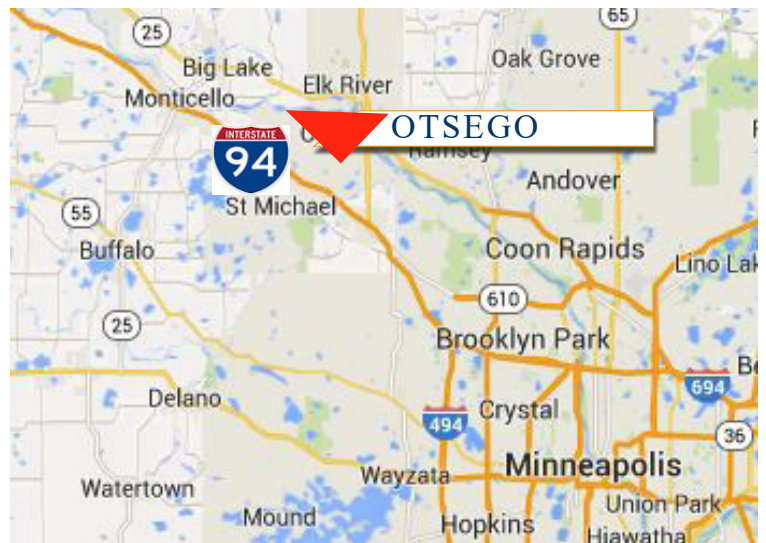
COMMERCIAL REALTY SOLUTIONS

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

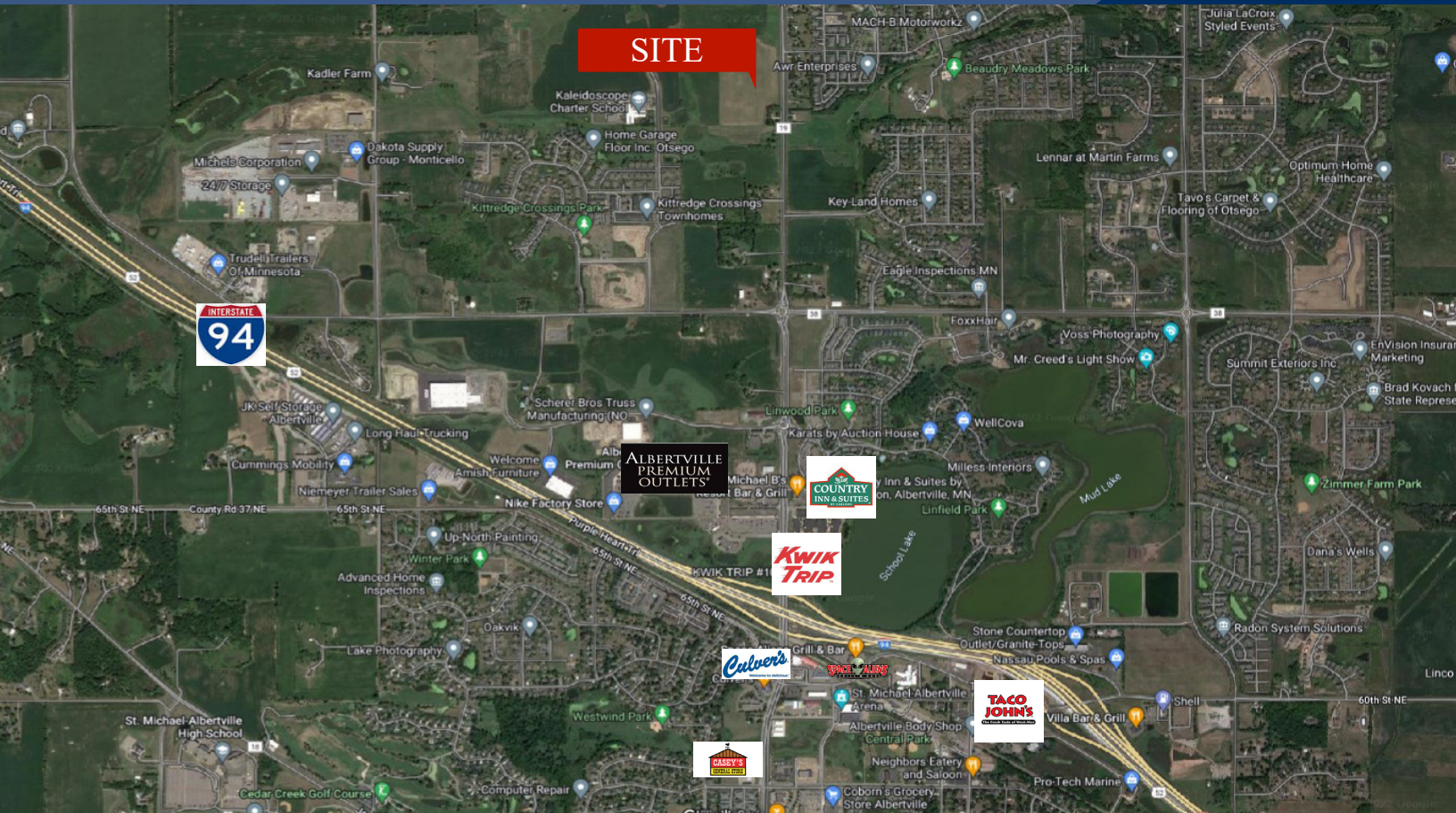
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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 Office/Warehouse Land xxxxx Labeaux Ave NE, Otsego 55301



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

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

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).