

For Sale /Lease  
Commercial Development  
Land



# ALBERTVILLE

## Commercial Development Land

**Sale Price: \$Negotiable**  
2.05 Acres (Minimum Divisible 1.0 Acres)  
Unassigned 59th St NE, Albertville, MN 55301

Joseph Elam, Broker  
320.282.8410  
JElam@Crs-Mn.com

Wayne Elam, Broker  
763.229.4982  
WElam@Crs-Mn.com

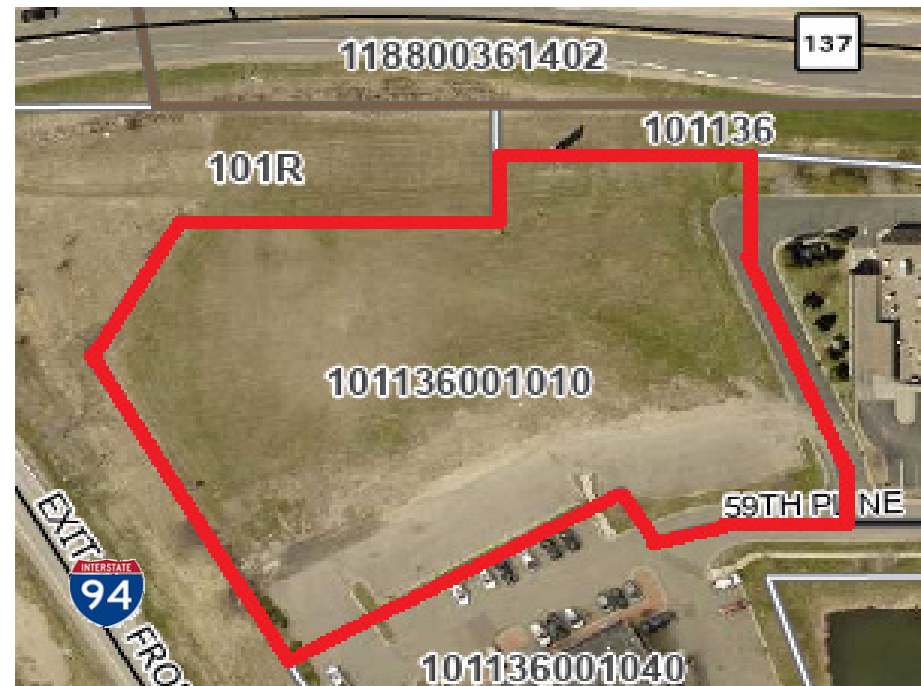


## PROPERTY LOCATION

- \* IN FRONT OF COSTCO
- \* Interstate I-94 Visibility
- \* Exit Ramp Corner
- \* Businesses in the Area:  
COSTCO, Just for Kix, Emma's Express, Ceilo's, Granite Tops

## TRAFFIC COUNTS - 2025

- \* I-94 - 58,540 VPD
- \* 60th Street - 11,275 VPD



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# PROPERTY OVERVIEW

Sale Price  
\$Negotiable

Lot Size 2.05 Acres (Min. Divisible 1.0 Acres)

County Wright

PID 101.136.001010

2026 Taxes \$12,222.00

Zoned PUD-B3, Highway Commercial

- Other Information
- Premier Site in front of coming Costco (slated to be completed by Fall 2026).
  - At the corner of an interstate exit ramp.
  - Unbeatable visibility.
  - Available for Sale, Build to Suit, or Ground Lease



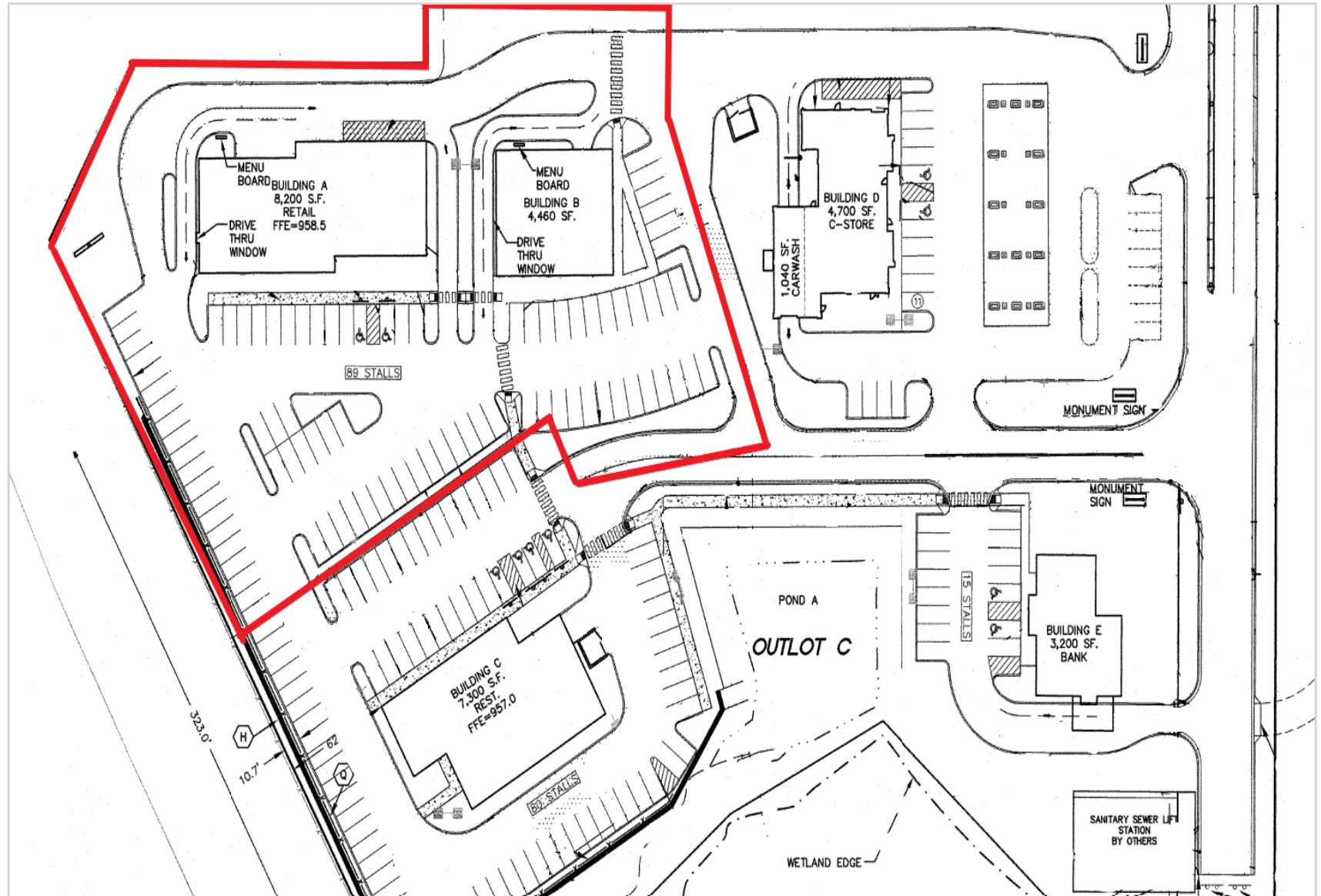
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# CONCEPTUAL DRAWING



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# EXAMPLE SITE PLAN WITH PROPERTY BOUNDARIES



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# PROPOSED COUNTY ROAD 37 IMPROVEMENTS



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# ZONING CODE

## **4400.2 Permitted Uses:**

**Animal Vet Clinics**

**Bakery Goods**

**Essential Services**

**Government & Public Utility**

**Hospitality Business**

**Office Business – General**

**Personal Services**

**Public Parking Garage**

**Recreational Business**

**Restaurant**

**Retail Business**

## **4400.4 Conditional Uses:**

**Automobile Repair – Major / Minor**

**Breweries with Taprooms / Brewpubs**

**Car Washes (Drive Through, Mechanical, & Self Serve)**

**Commercial and Public Radio / Television**

**Daycare Facilities**

**Drive-through Service Lanes**

**Motor Vehicle Sales**

**Outdoor Dining Facilities**