

Land

ALBANY BUSINESS PARK LOT

360 HUSKIE DRIVE, ALBANY, MN 56307

FOR SALE



LOCATION DESCRIPTION

Inventure Real Estate is pleased to present this 5.8 acre tract of land in Albany, Minnesota. Visible to nearly 30,000 vehicles per day, this tract is right along Interstate 94 and conveniently located just a couple minutes from Exit 147. Located in the quickly developing Albany Business and Industrial Park, the property provides development opportunities for industrial, retail, and service style uses.

PROPERTY HIGHLIGHTS

- Easy in and out access from County Highway 156, and County Road 156.
- High visibility from heavily traveled I-94.
- Many development options from the City of Albany's permitted uses for Highway I-94 Commercial District zoning ordinance.
- Close proximity to the city of Albany.
- Conveniently geographically located just 20 miles from St. Cloud, 80 miles from Minneapolis/St. Paul, and 150 miles from Fargo, North Dakota.

OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	5.8 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	593	1,070	1,253
Total Population	1,481	2,726	3,306
Average HH Income	\$75,354	\$77,201	\$80,734

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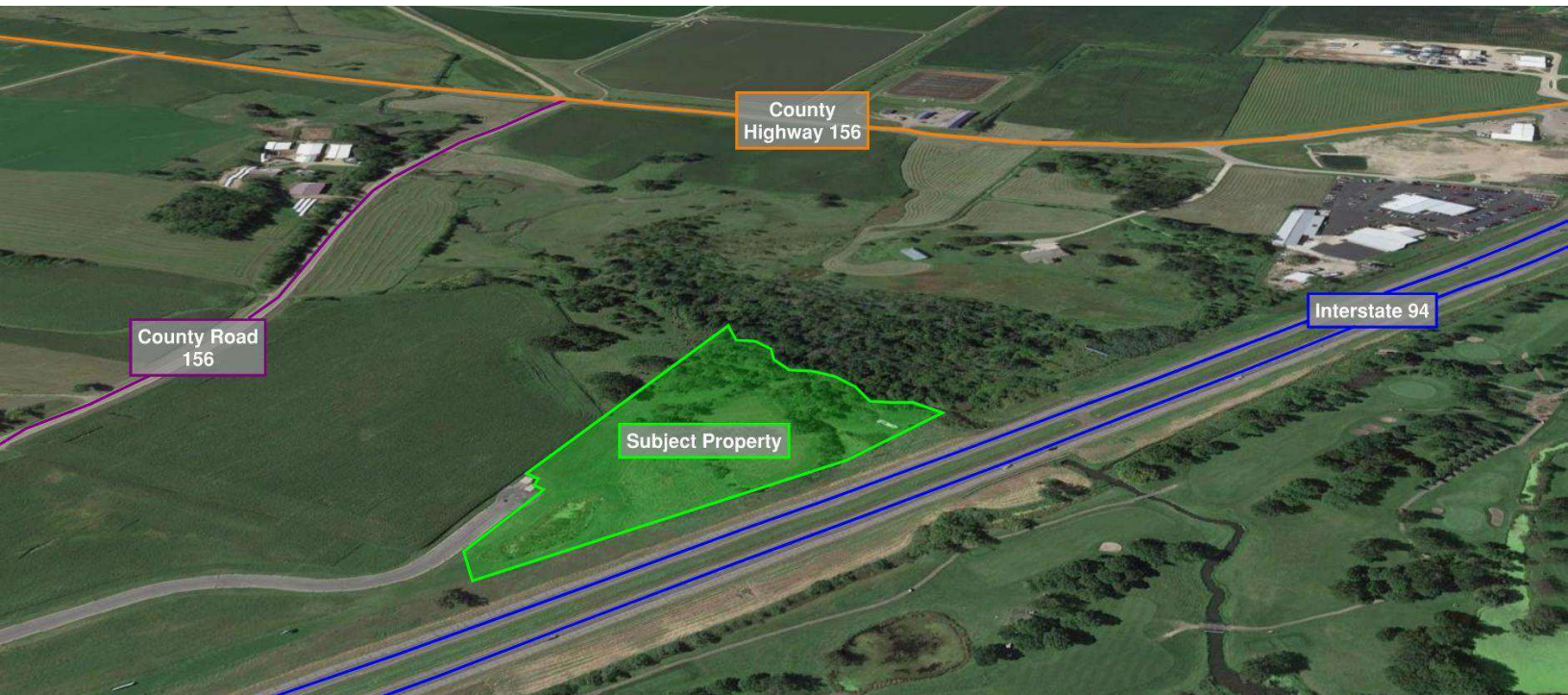


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