

6737 LaBeaux Avenue NE

Albertville, MN 55301



FOR SALE OR LEASE



KEVIN ANDERSON

612-720-3266

Kevin@smallbayproperties.com

For more information Please Contact

SUMMARY

PROPERTY HIGHLIGHTS

Prime location behind Albertville Outlet Mall

Long-term income in place

B-2A Zoning allowing for a variety of uses

Ideal owner user opportunity

Building Square Footage 12,200 SF

Available Square Footage 6,600 SF

Outside Storage Available w/ CUP

Sale Price \$2,200,000

Net Lease Rate Negotiable

Lease Term Flexible

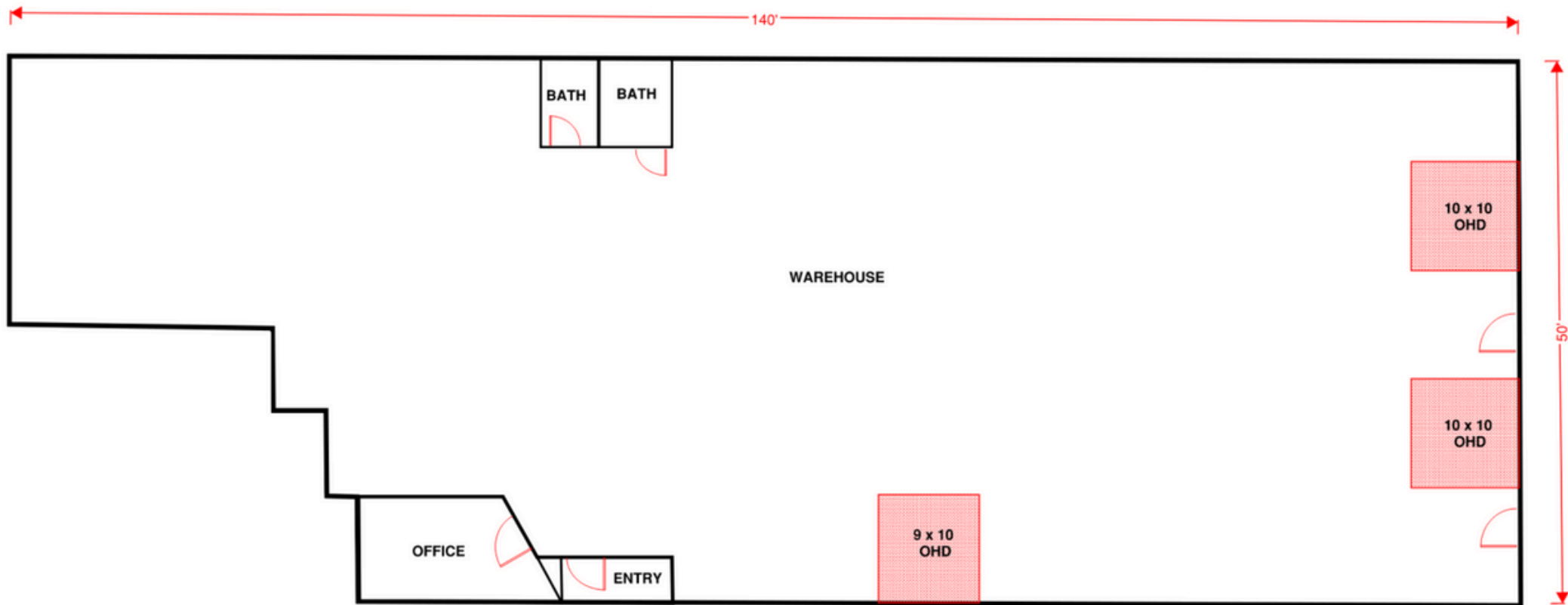
Details are approximate and to be verified by purchaser



AVAILABILITY

Suite 4

- 6,600 SF endcap
- Open warehouse
- 3 drive-in doors



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MAP



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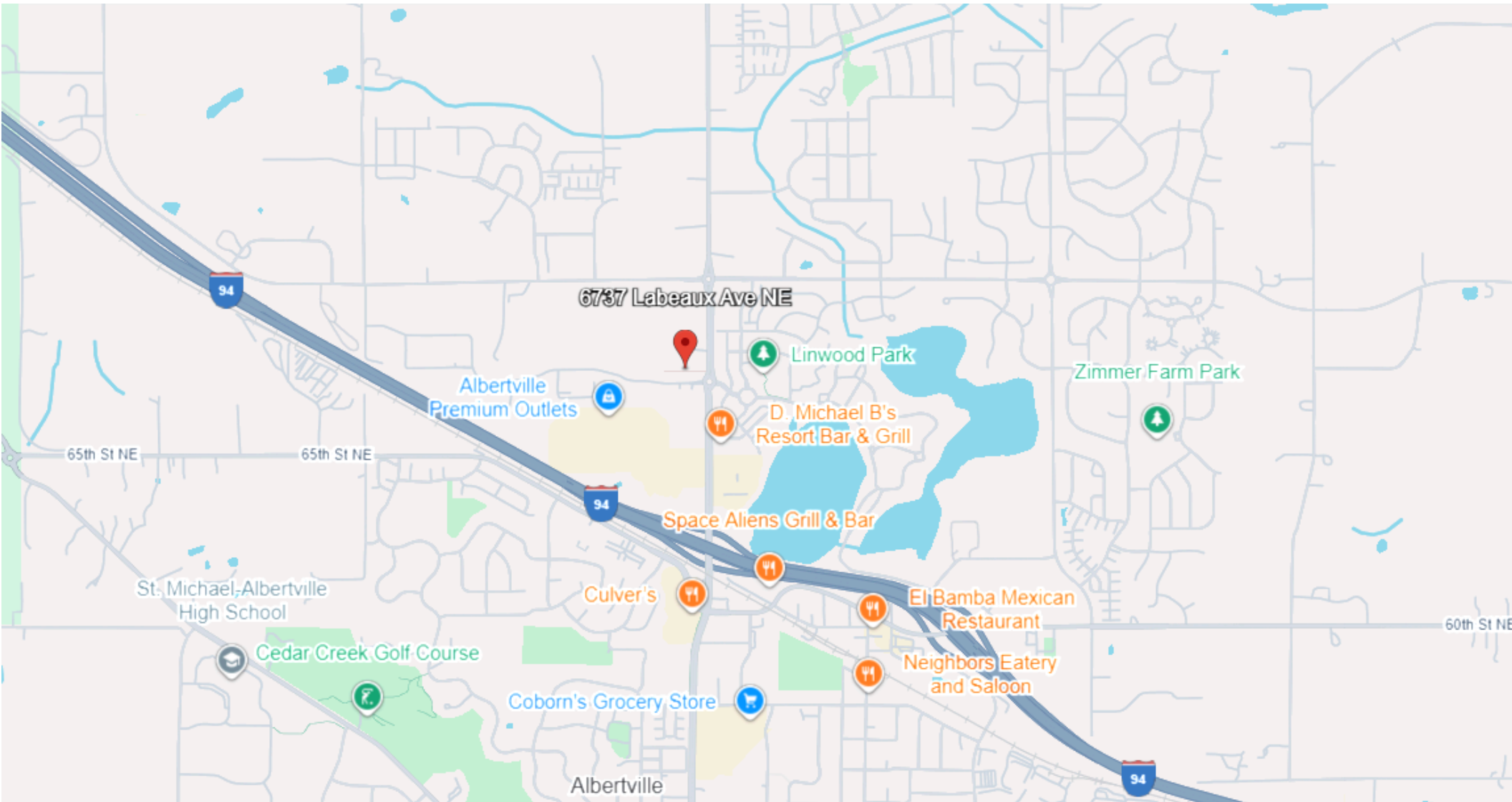
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OVERVIEW



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