



310 34th Ave W | Alexandria, MN

Great Mid-town retail location across the street from Viking Plaza Mall, this box store is now vacant and ready for a new tenant. Dock doors available with plenty of staging area behind the sales floor. This could be a multi-tenant facility. Rent abatement available to complete set-up prior to grand opening.

Building	1977—49,600 sf
Clear Height	8' - 15'
Acres/Frontage	5.53 acres—332'
Parking/Docks	128 car—4 dock
Base Rent	\$ 6.00 / sf NNN
Zoning	Commercial B-1

TRAFFIC COUNTS 2018

Hwy 29 — 16,900

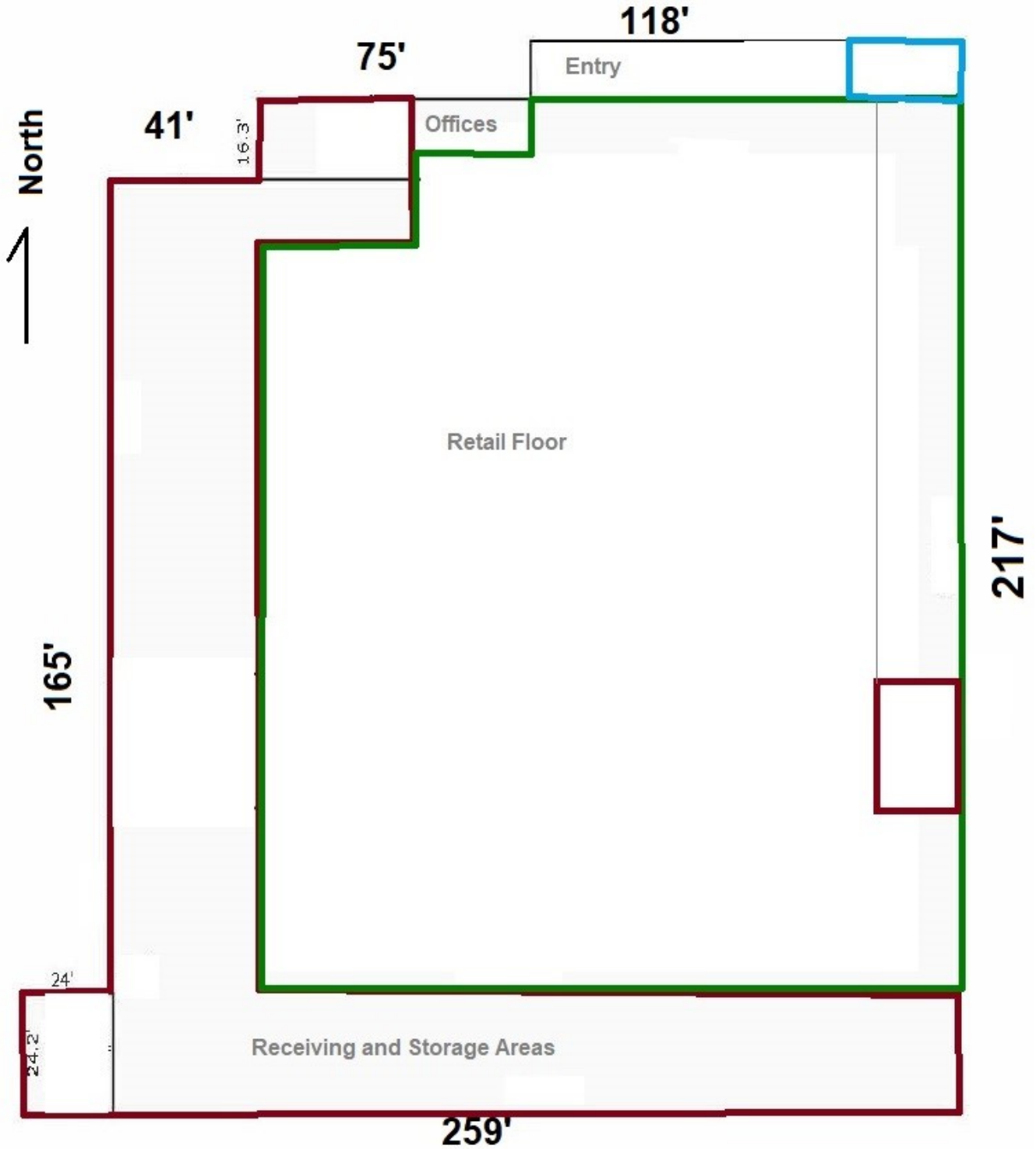
34th Ave — 4,750



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