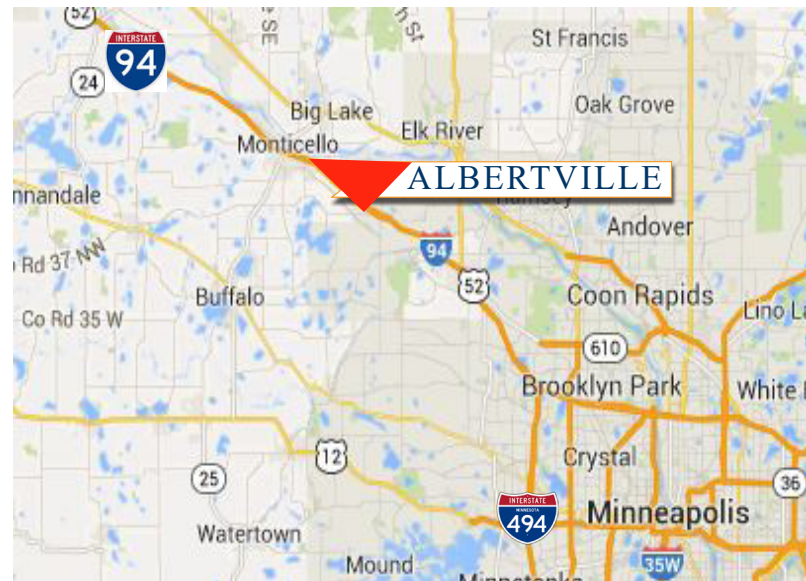




PROPERTY INFORMATION

- * Sales Price **\$99,900.00**
- * Lot is 1 Acre
- * Wright County PID 101-124-004010
- * 2025 Taxes \$422.00
- * Zoned: B-2 Limited Business
- * Businesses in the Area Include:

Shell Gas Station, Villa Bar & Grill, Granite Tops,
SuperAmerica, Taco John's, City Hall, Culver's,
Burger King and more!



Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land xxxx MacKenzie Ave NE, Albertville 55301



LOCATION INFORMATION

- * NE of I-94 Freeway Ramp
- * Commercial Lot with Easy Access to I-94
- * Great Visibility from I-94
- * Close to the Albertville Premium Outlet Mall



TRAFFIC COUNTS - 2024

- * I-94 - 71,000 VPD
- * 60th Street - 7,900 VPD
- * MacKenzie Ave NE - 5,300 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).