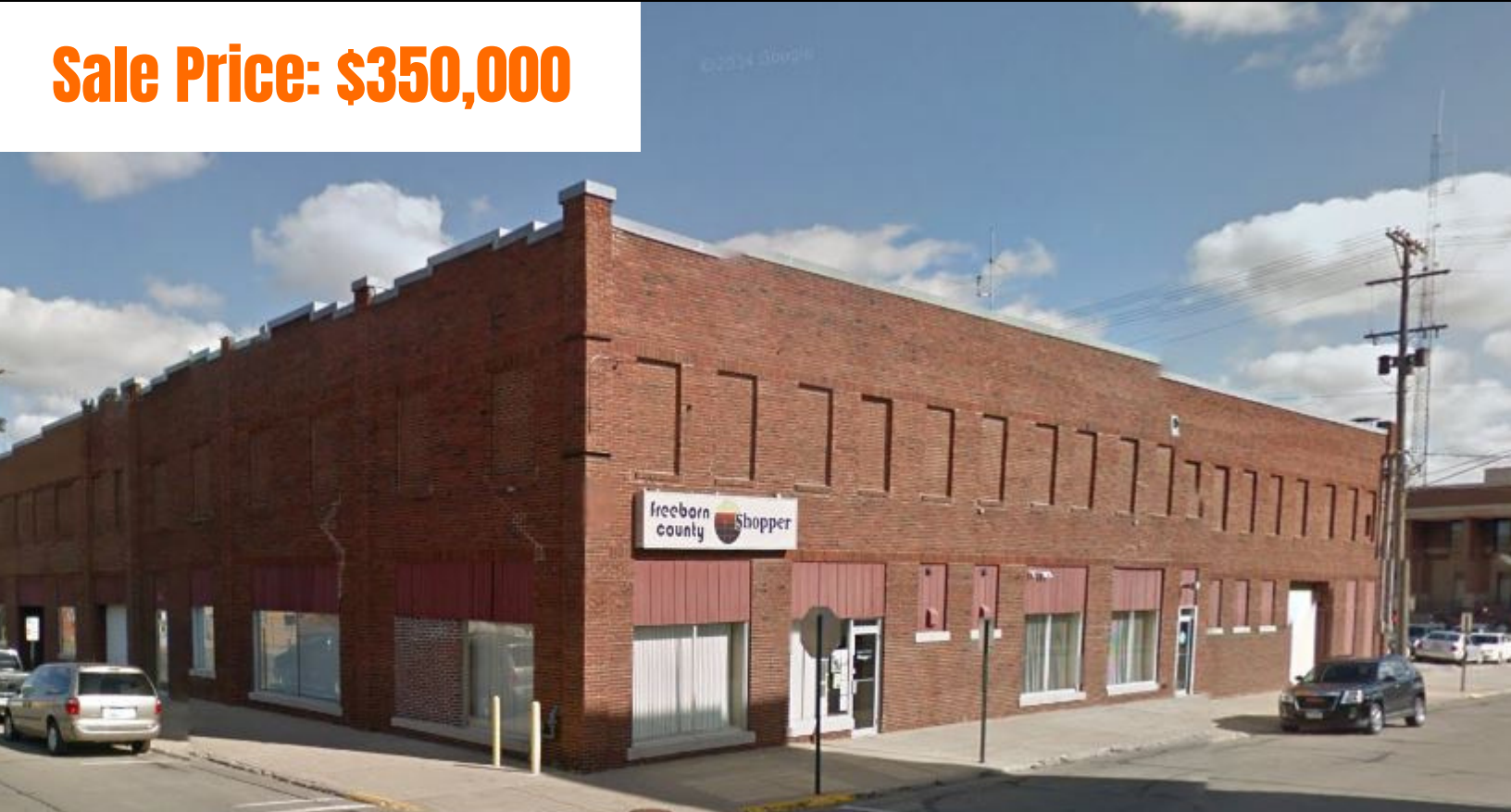


FOR SALE - INDUSTRIAL BUILDING

415 S Washington Ave. S, Albert Lea, MN 56007

Sale Price: \$350,000



16,510 SF | 2 STORIES | 2 DOCKS | 3 GRADE-LEVEL DOORS | AMPLE PARKING

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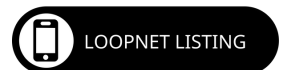
FOR MORE INFORMATION:

Hollie Bethmann

BellCornerstone

315.476.7112

hbethmann@bellcornerstone.com



www.BellCornerstone.com

PROPERTY OVERVIEW

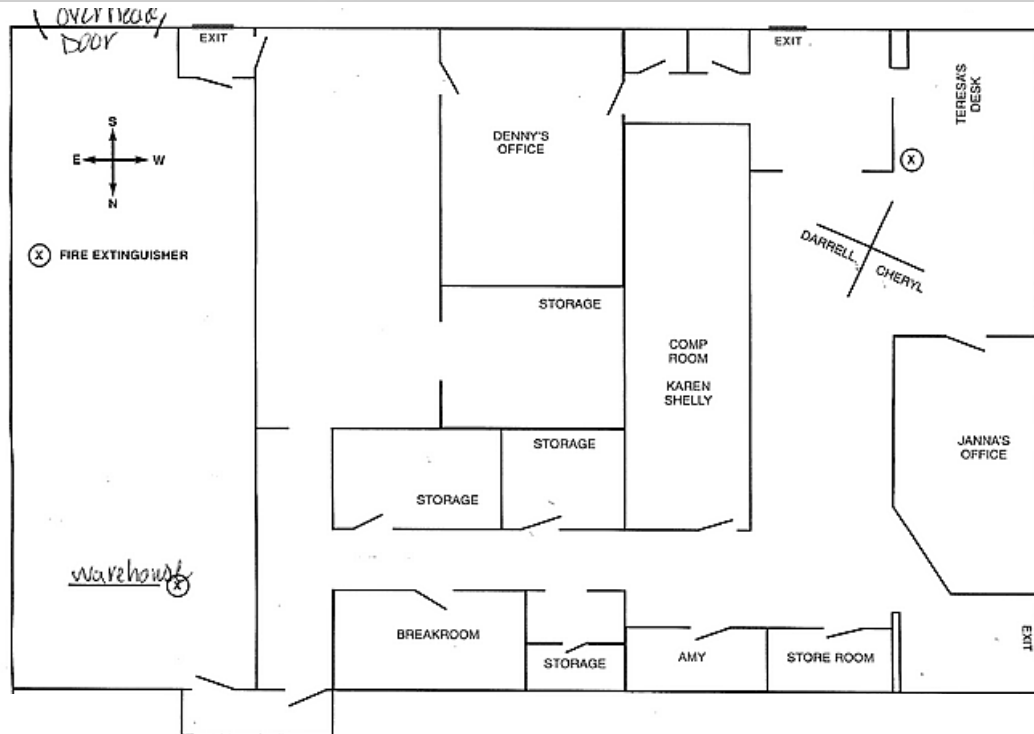
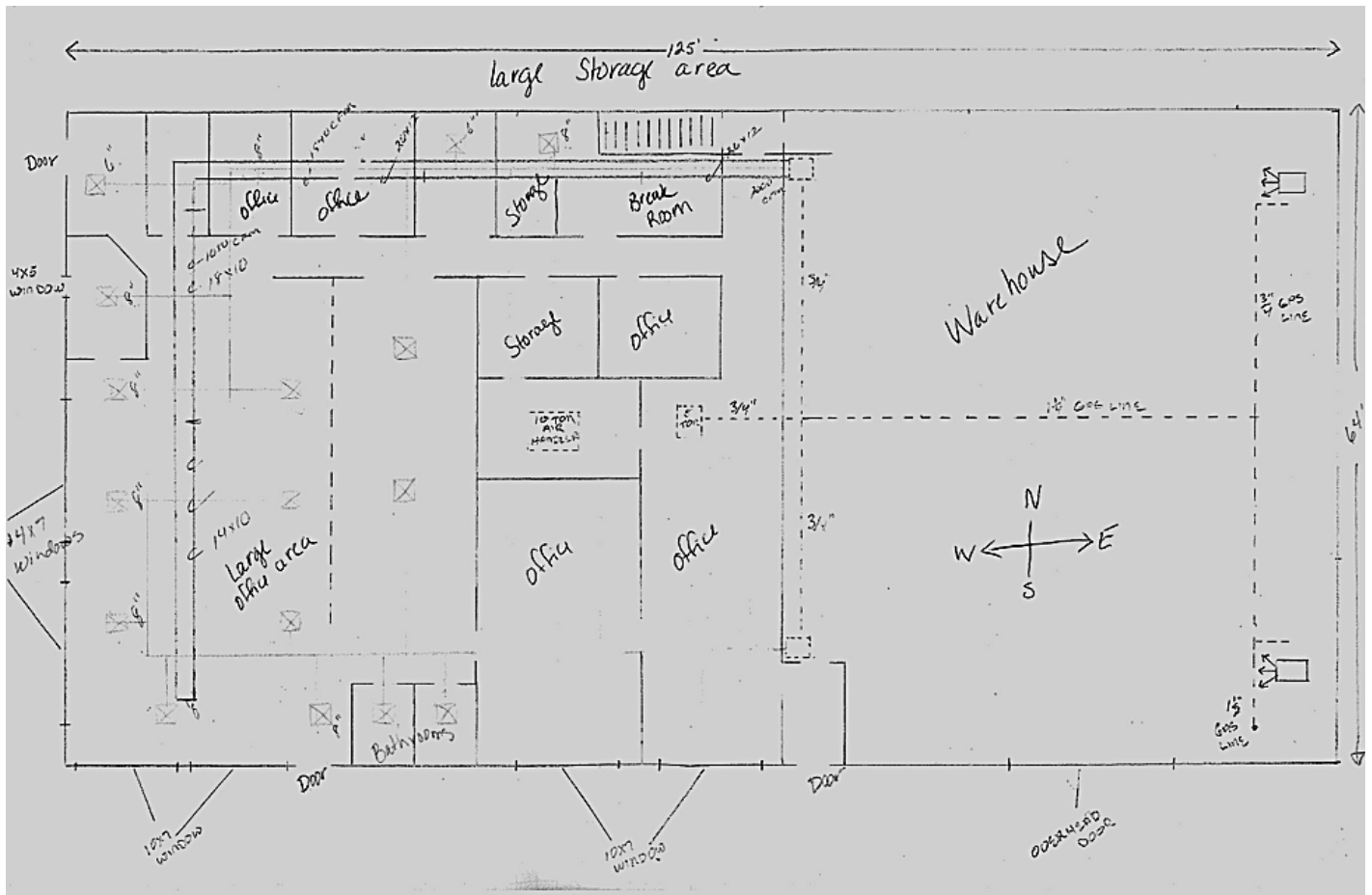
415 S Washington Ave. S, Albert Lea, MN 56007

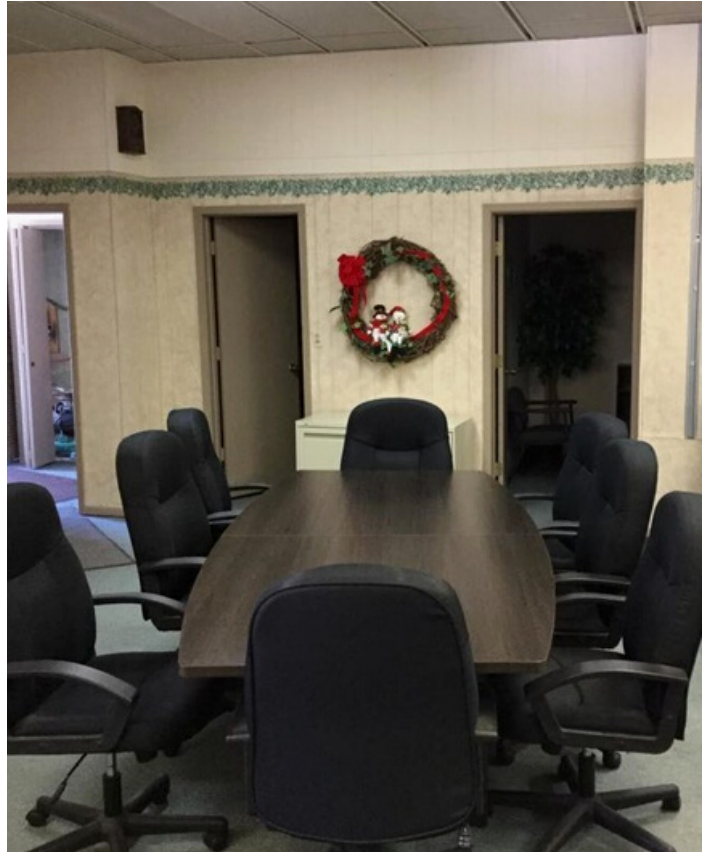


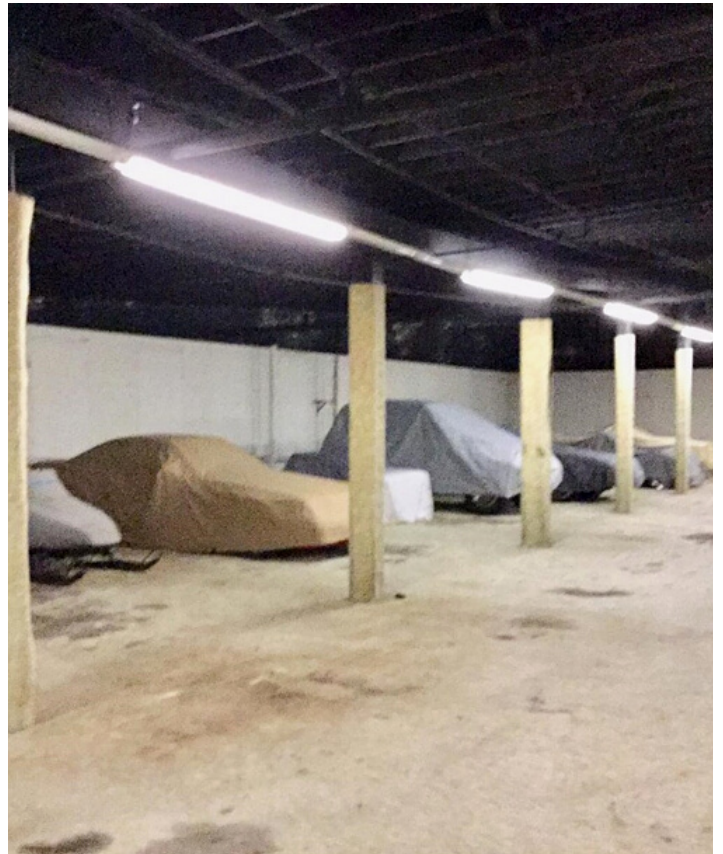
PROPERTY FEATURES

Property Type:	Industrial
Building Class:	Class C
Year Built:	1908
Building SF:	16,510 SF
Floors:	Two Floors
Parking:	Ample
Loading Docks:	2
Grade-Level Doors:	3
Sale Notes:	This former Ford dealership has 16,510 of office/warehouse space on the 1st floor -which is fully leased at the moment. Current tenants are month-to-month, and willing to stay or relocate.

FLOOR PLANS









**415 S Washington Ave. S,
Albert Lea, MN 56007**

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DISCLAIMER: The information contained in this flyer has been prepared to provide summary information and to establish a preliminary level of interest in the subject property. The information contained herein is for informational purposes only and does not constitute an offer to sell, lease, or sublease, nor is it a solicitation for same.