

5298 Kyler Ave – Albertville, MN



- 9254sf Building
- Built in 2005
- Approximately 4579sf available on the Upper Level
- Divisions Considered
- Triple Net
- 2026 CAM - \$7.85
- 2026 Tax - \$4.08
- Minutes from I-94

Lease Rate - \$14-16psf

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com



Local Commerce

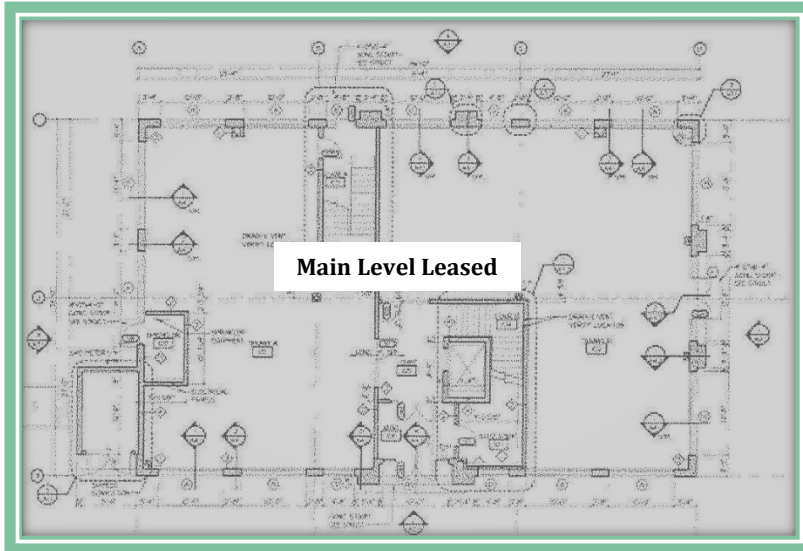
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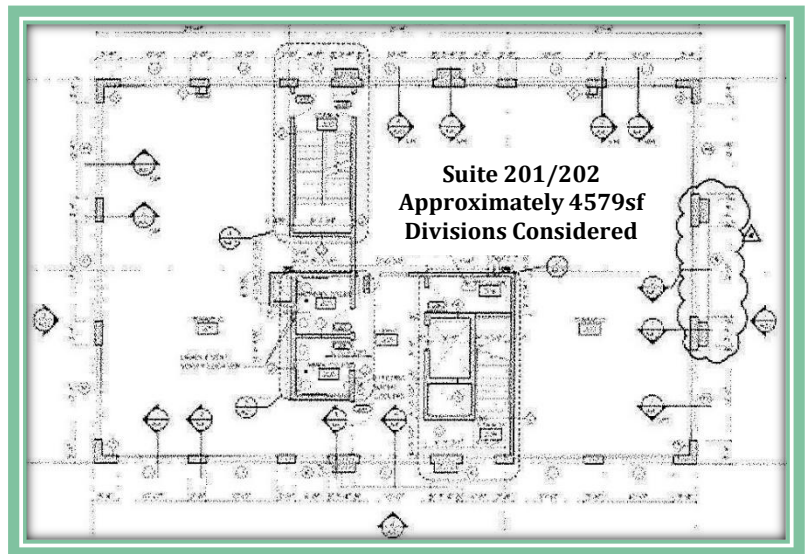
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Floor Plans



Main Level

**Upper Level
Available
2/1/2027**



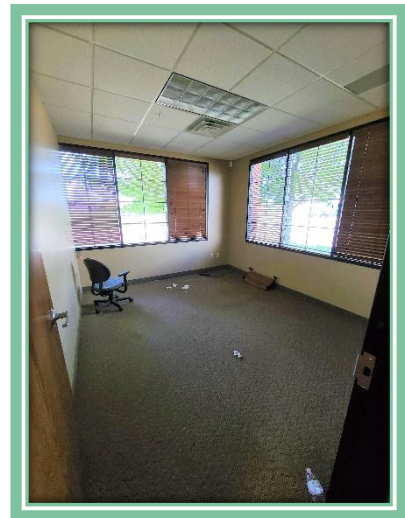
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Interior Photos



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DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION	1,848	13,719	27,909
MEDIAN HH INCOME	\$82,998	\$79,921	\$84,338

TRAFFIC COUNTS

I-94 – 52,000 VPD

LABEAUX AVE – 16,700 VPD

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