

Albertville Plaza Commercial Space for Lease

\$12.75/sq. ft. + CAM



Amazing commercial business opportunities in Albertville, Minnesota with spaces ranging in size from 1,000 to 5,000 sq. ft.

The Plaza offers ample plaza-only parking, a turn lane entrance and a line of sight to I94 on well traveled local and county roads:

- I94 = 72,000 vehicles/day
- Just off LeBeaux and CR19 = 19,400 vehicles/day
- Located on CR37 = 7,000 + vehicles/day

The Albertville Plaza is two-minutes from the Albertville Premium Outlet Mall with Culver's (yep, the best fast-food burger around), Caribou, the always delicious, Taco Bell, Subway, Dollar Tree and Goodyear in close proximity and obviously... the amazing businesses in the building!

Suites are perfect for retail, business officing, service industries, fitness or medical facilities. If you have a question about yours, just call and ask.

- A large (25 foot), I-94 visible building sign can be available with the lease.
- All suites have separate entrances and two private restrooms their units.
- All suites are equipped with state fire marshal compliant fire suppression systems.
- All suites have rooftop HVAC units.
- Spaces dedicated to your business are available.
- Buildout financial and trades assistance available for any qualified lessee.

Call Edenbay Investments with any questions and we'll work together to see what is possible.

612-886-4298