

Albertville Plaza Commercial Space for Lease

\$12.75/sq. ft. + CAM



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

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!