



For Sale /Lease
Commercial Development
Land



Right
In

2 Acres

I-94 Interchange

ALBERTVILLE Commercial Development Land

Sale Price: \$Negotiable

2.05 Acres (Minimum Divisible 1.0 Acres)

Unassigned 59th St NE, Albertville, MN 55301

Joseph Elam, Broker

320.282.8410

JElam@Crs-Mn.com

Wayne Elam, Broker

763.229.4982

WElam@Crs-Mn.com

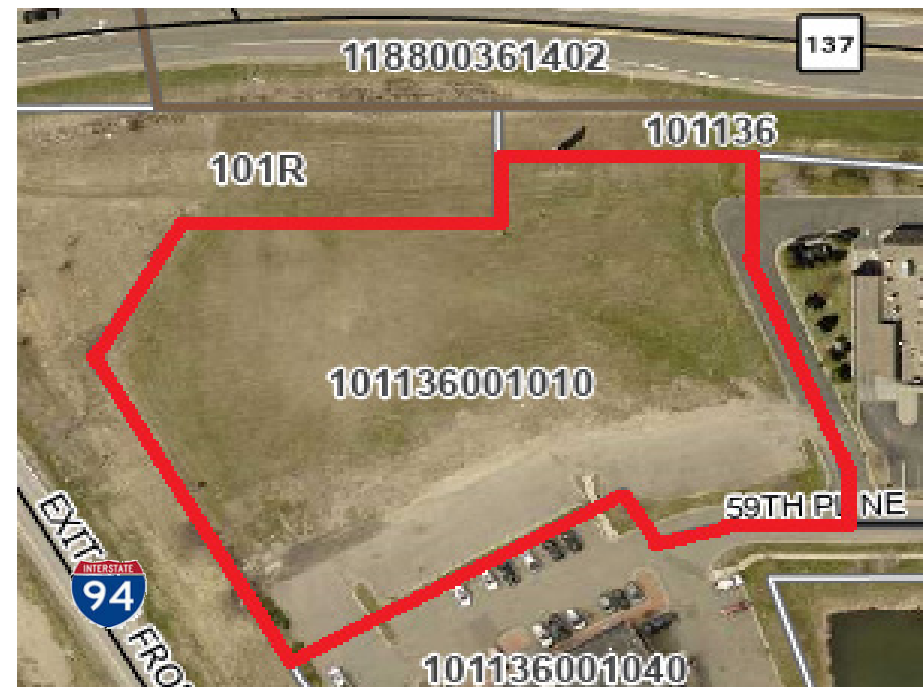


PROPERTY LOCATION

- * IN FRONT OF COSTCO
- * Interstate I-94 Visibility
- * Exit Ramp Corner
- * Businesses in the Area:
COSTCO, Just for Kix, Emma's Express, Ceilo's, Granite Tops

TRAFFIC COUNTS - 2025

- * I-94 - 58,540 VPD
- * 60th Street - 11,275 VPD



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PROPERTY OVERVIEW

Sale Price
\$Negotiable

Lot Size	2.05 Acres (Min. Divisible 1.0 Acres)
County	Wright
PID	101.136.001010
2026 Taxes	\$12,222.00
Zoned	PUD-B3, Highway Commercial
Other Information	- Premier Site in front of coming Costco (slated to be completed by Fall 2026). - At the corner of an interstate exit ramp. - Unbeatable visibility. - Available for Sale, Build to Suit, or Ground Lease



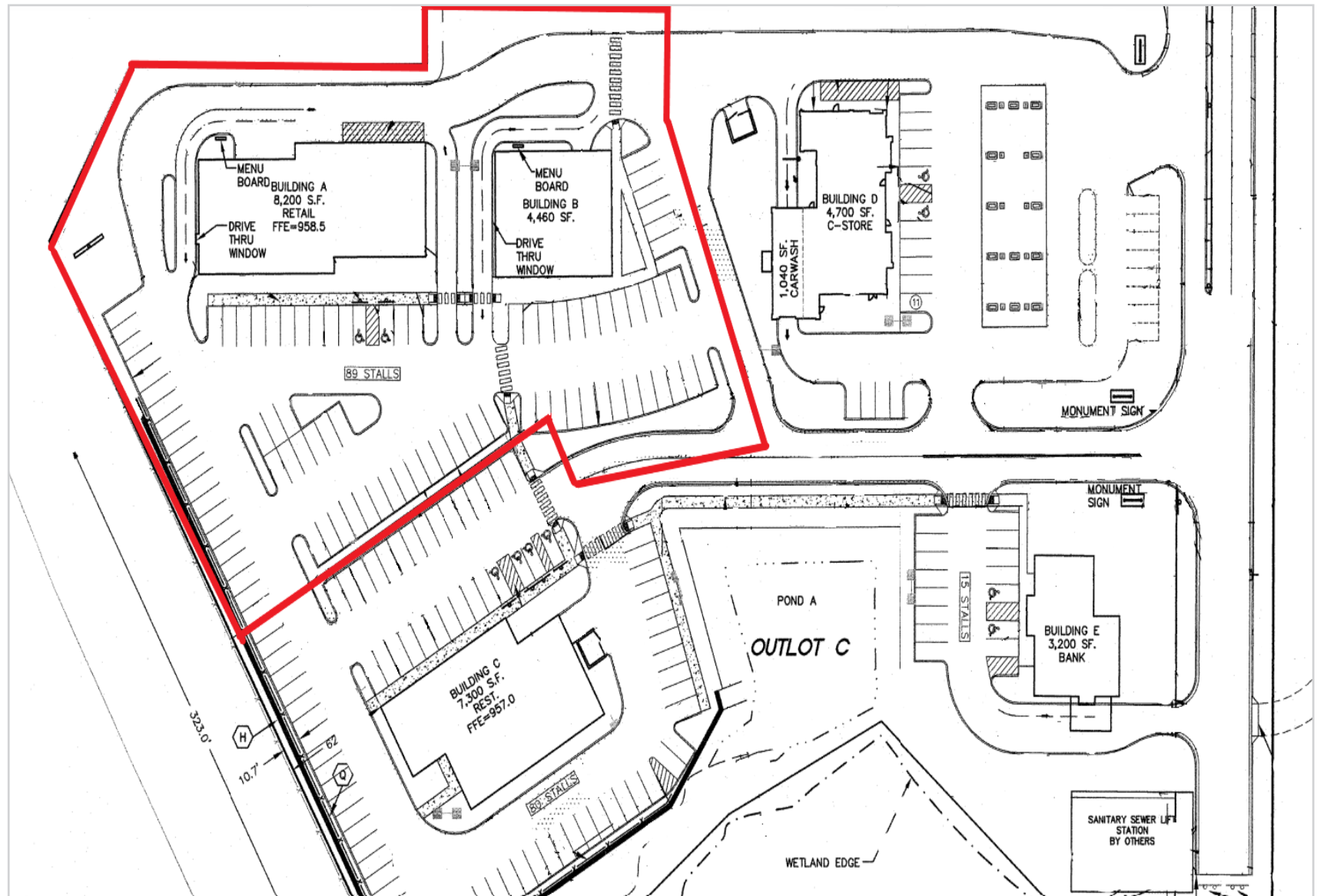
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CONCEPTUAL DRAWING



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EXAMPLE SITE PLAN WITH PROPERTY BOUNDARIES



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PROPOSED COUNTY ROAD 37 IMPROVEMENTS



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ZONING CODE

4400.2 Permitted Uses:

Animal Vet Clinics

Bakery Goods

Essential Services

Government & Public Utility

Hospitality Business

Office Business – General

Personal Services

Public Parking Garage

Recreational Business

Restaurant

Retail Business

4400.4 Conditional Uses:

Automobile Repair – Major / Minor

Breweries with Taprooms / Brewpubs

Car Washes (Drive Through, Mechanical, & Self Serve)

Commercial and Public Radio / Television

Daycare Facilities

Drive-through Service Lanes

Motor Vehicle Sales

Outdoor Dining Facilities