



COMMERCIAL REALTY SOLUTIONS

**For Lease
Commercial
Retail
Building**



ALBERTVILLE

Albertville Plaza - Commercial Retail Building



11,713/sf (Space Available: 2,620/sf)
11011 61st Street NE, Albertville, MN 55301



Lease Rate: \$16.00/psf NNN



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Quick & Easy Access
to Labeaux and I-94



Great Location for
Office or Retail



Close to Albertville
Premium Outlet Mall



South of I-94
West of Labeaux



PROPERTY LOCATION

- * South of I-94
- * West of Labeaux
- * South of County Road 37
- * Businesses in the Area:

Kremer Toy & Hobby, Culver's, Caribou, Subway, T-Mobile, Ace Hardware, Taco Bell, Goodyear Tire & Car Care, Verizon, Dollar Tree, World Taekwondo Academy, Refine and Revive Medspa and more.

TRAFFIC COUNTS - 2025

- * I-94 - 58,540 VPD
- * Labeaux Ave - 21,144 VPD
- * County Road 37 - 8,970 VPD



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PROPERTY OVERVIEW

11011 61st St NE - Albertville, MN

Lease Rate

\$16.00/psf NNN

Operating Expense	\$6.91/psf
Building Size	11,713/sf
Space Available	2,620/sf
County	Wright
PID	101-078-001010
2026 Taxes	\$41,518.00
Zoned	B-3, Highway Commercial
Year Built	2001
No. Floors	One (1)

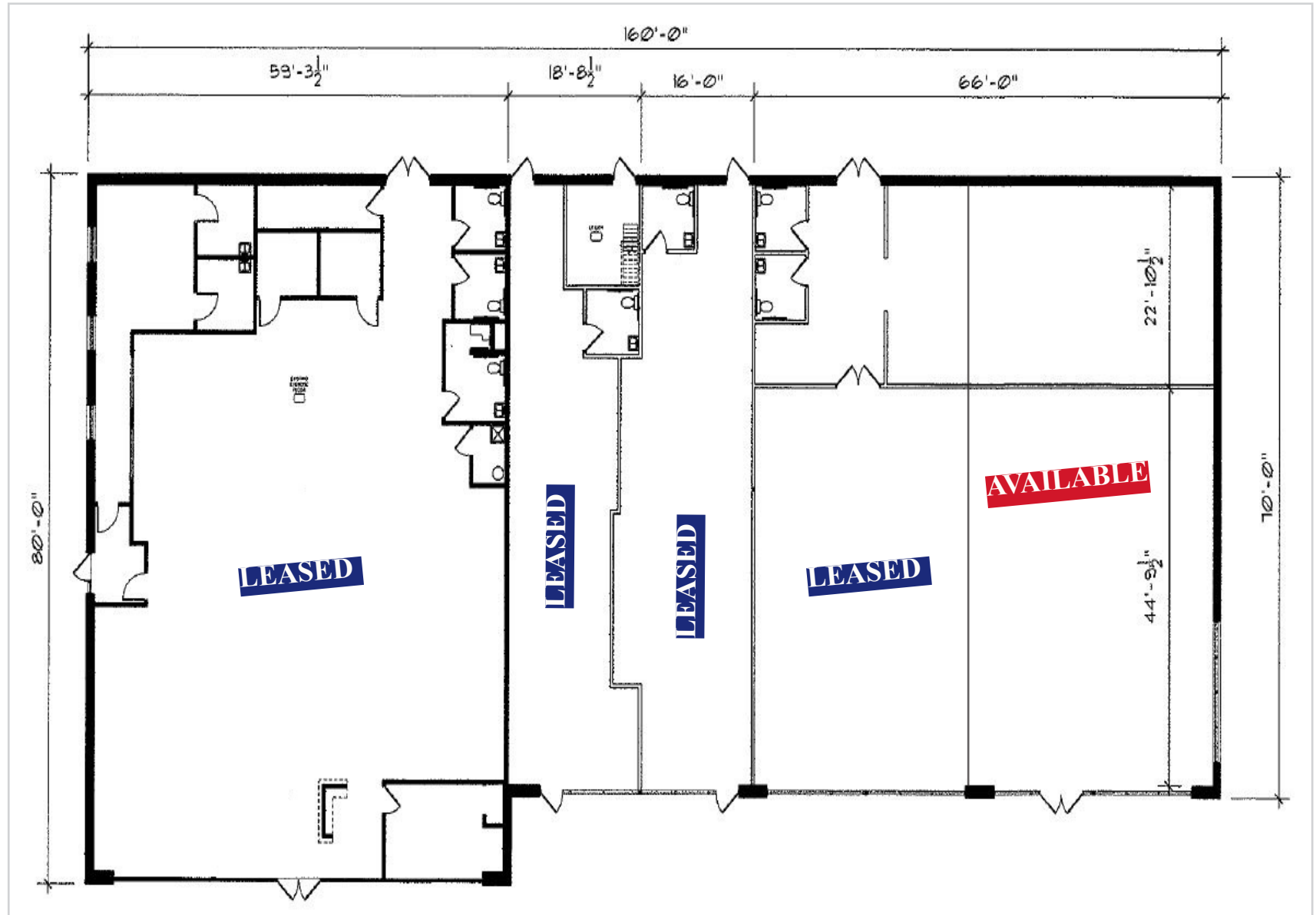


BUILDING INFORMATION

- * HVAC: Rooftop Unit
- * Building Fully Sprinkled
- * Separate Restrooms in Each Suite
- * 25' Pylon Sign Available
- * Front & Rear Entrances
- * Parking: Ample

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TENANT SPACE FLOOR PLAN



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INTERIOR



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