



COMMERCIAL REALTY SOLUTIONS

For Sale / For Lease  
Commercial  
Property



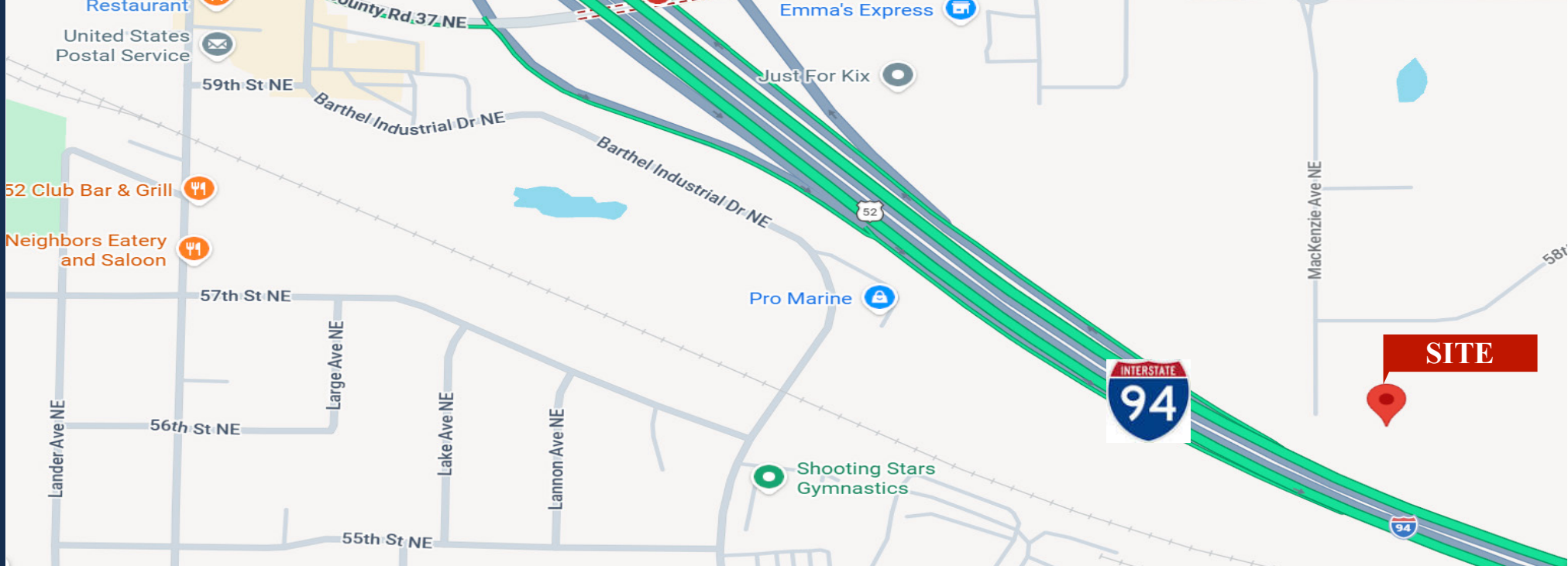
## ALBERTVILLE

Commercial Property - I-94 Visibility Next to Costco

**Sales Price: \$1,595,000.00 Lease Rate: \$12,000 / NNN**

Building Size: 8,000/sf Additional Mezzanine: 180/sf  
5640 MacKenzie Ave NE, Albertville, MN 55301

Joseph Elam, Broker  
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JElam@Crs-Mn.com



## PROPERTY LOCATION

- \* Great Location
- \* Visibility to I-94
- \* Close to Costco
- \* Businesses in the Area Include:  
Just for Kix, Emma's Convenience Store, Aldi,  
Mister Carwash and more.

### TRAFFIC COUNTS - 2025

- \* I-94 - 73,290 VPD
- \* CR 37 NE - 11,500 VPD



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# PROPERTY OVERVIEW

5640 MacKenzie Ave NE, Albertville, MN

Sales Price  
**\$1,595,000.00**

Lease Rate  
**\$12,000.00/NNN**

Building Size	8,000/sf (Additional Mezzanine 180/sf)
Lot Size	2.06 Acres
County	Wright
PID / Taxes 2026	101-124-003030 \$23,196.00
Zoned	B3 - Commercial, Retail, Industrial
Other	* SingleTenant * One (1) Floor * Parking Spaces: 13+ * Property is on Well & Septic * Over 1 Acre Fenced Outdoor Storage

# PROPERTY INFORMATION

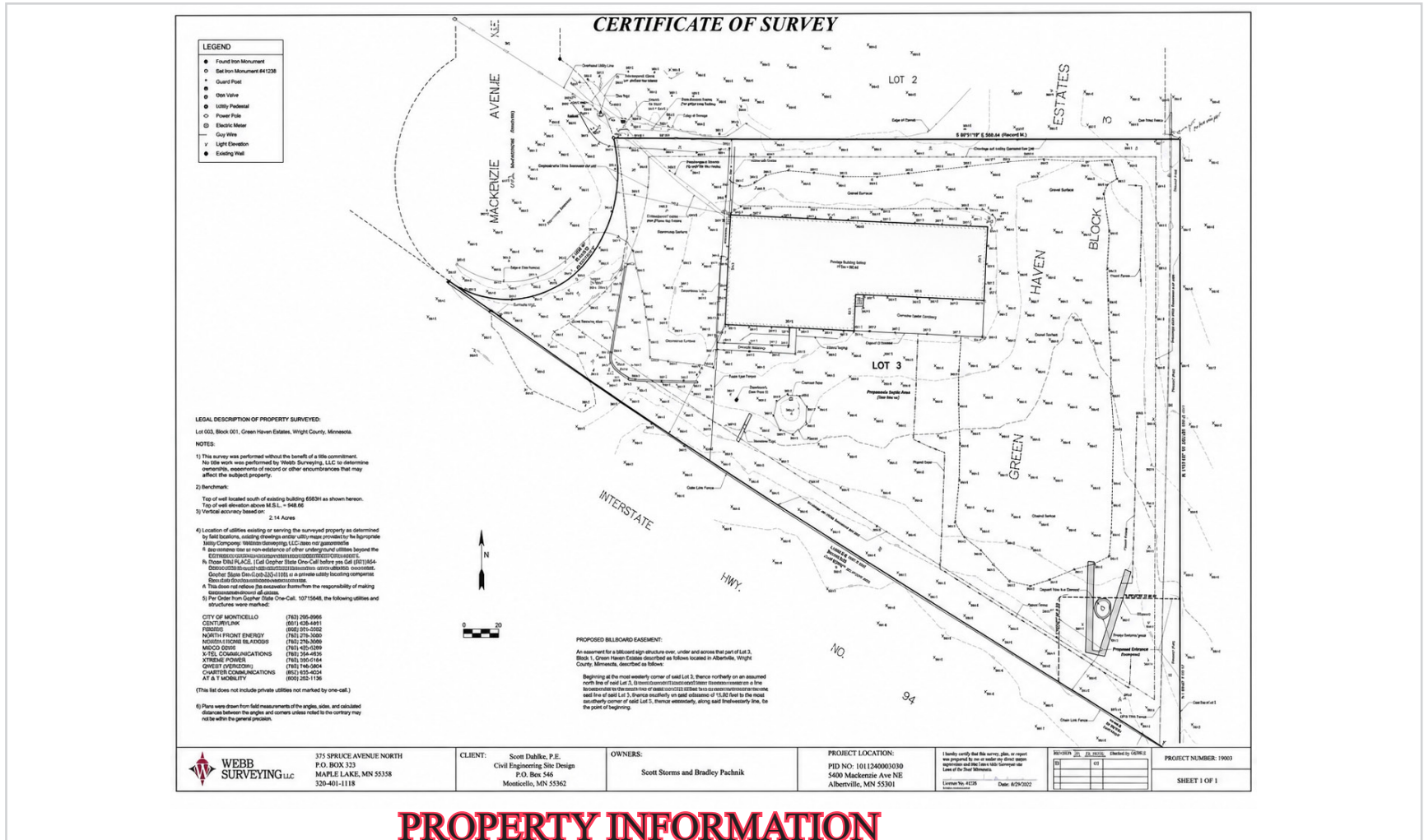
“Position Your Business Where Visibility, Traffic, and Flexibility Converge”

Welcome to Albertville’s B-3 Highway Commercial District — one of the most strategically positioned commercial zoning designations in Wright County for businesses seeking high exposure, strong consumer traffic, and broad commercial flexibility.



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# SURVEY

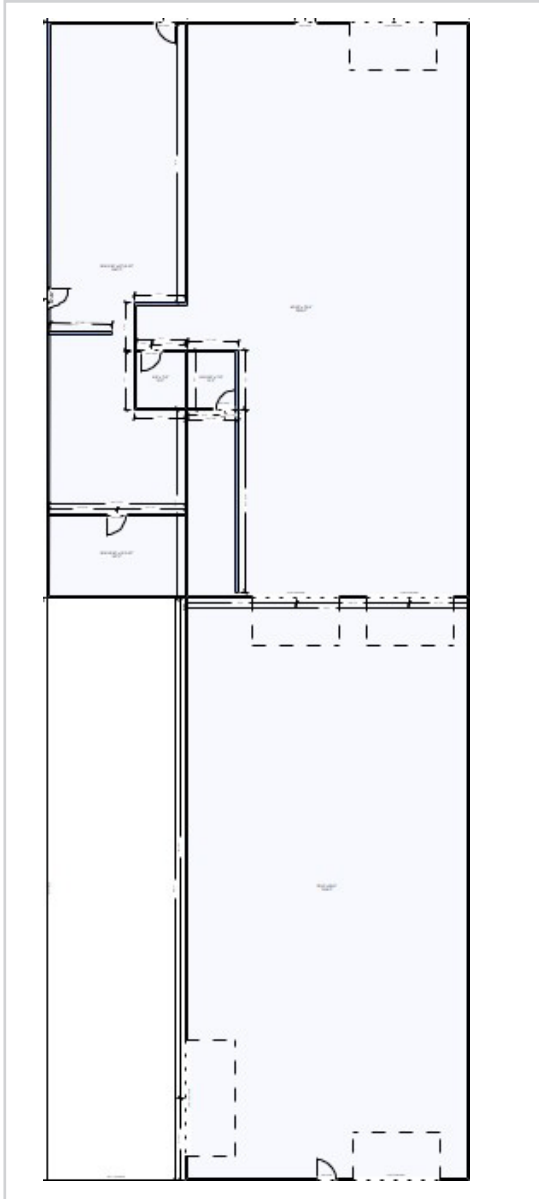


## PROPERTY INFORMATION

- \* Strong Security System
- \* Gates are Automatic with Code
- \* Large LED Sign to I-94 for Huge Visibility
- \* New Asphalt and Recycled Asphalt Yard

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# FLOOR PLAN / PERMITTED USES



## **4400.2: PERMITTED USES:**

The following are permitted uses in a B-3 district, subject to additional requirements set forth in this ordinance:

- Adult uses - principal, as regulated by [chapter 2800](#) of this ordinance.
- Animal veterinary clinics with overnight care, as regulated by [chapter 2300](#) of this ordinance.
- Bakery goods and baking of goods for retail sales on the premises.
- Essential services, as regulated by [chapter 2100](#) of this ordinance.
- Government and public utility buildings and structures.
- Hospitality business.
- Liquor sales, off sale.
- Office business - clerical.
- Office business - general.
- Personal services.
- Personal wireless service antennas located upon a public structure, including necessary equipment buildings, as regulated by [chapter 2500](#) of this ordinance.
- Public parking garage.
- Recreational business.
- Restaurant.
- Retail business.
- Service business - off site.
- Service business - on site.
- Thrift stores/secondhand (2,500) square feet or less

## **4400.4: CONDITIONAL USES:**

The following are conditional uses in a B-3 district, subject to additional requirements set forth in this ordinance: (Requires a conditional use permit as regulated by [chapter 400](#) of this ordinance.)

- Automobile repair - major; provided, that:
- Automobile repair - minor; provided, that:
- Breweries with taprooms/brewpubs.
- Car washes (drive-through, mechanical, and self-service); provided, that:
- Daycare facilities, as regulated by chapter 1700 of this ordinance.

# INTERIOR



## PROPERTY INFORMATION

- \* Forced Air and Unit Heaters
- \* Plumbed for Air throughout
- \* Floor Drains
- \* Electrical: 200 Amp, 3 Phase Available
- \* Clear Height:
  - 15' in Front Shop and 18'9" Clear in Back Shop
- \* Three (3) Overhead Doors:
  - (2) 12' x 14', (1) 16' x 14'

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