

UNDER CONTRACT



## Commercial Lot with US Hwy I-35 Visibility in Albert Lea

6.5 +/- Acres | Freeborn County, MN | \$975,000



### ADDRESS

21133 775th St  
Albert Lea, MN 56007

### LOCATION

Located at the NE corner of US I-35 and East Main St/Twp 46, Albert Lea, MN (to the west of Love's Travel Stop)

### PROPERTY SUMMARY

*Location, Location, Location!*

This 6.5 +/- acre commercial lot is just off US Hwy I-35 with both north/south and east/west accesses!

Albert Lea is seeing lots of development (see list of recent developments under the "Property Documents" tab) and is in an area with great US I-35 visibility and E Main Street flowing into downtown Albert Lea. The property is approximately 2.7 miles from the Albert Lea airport.

There are many commercial uses in the area and many permitted uses from a development standpoint that range from schools to retail, to fabrication/repair shops, drive-in uses, studios, lumberyards....

Utilities are available and include electric, natural gas, city water, and sewer.

[nationalland.com/listing/commercial-lot-wus-hwy-i35-visibility-albert-lea](http://nationalland.com/listing/commercial-lot-wus-hwy-i35-visibility-albert-lea)



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