



Albert Lea – Rezone To Fit Your Needs!

7 +/- Acres | Freeborn County, MN | \$575,000



ADDRESS

21135 775th Ave
Albert Lea, MN 56007

LOCATION

From downtown: travel east on East Main Street; go past I-35 ramp; turn left/north on 775th Avenue.

Property will be on your left (west side of 775th Ave).

PROPERTY SUMMARY

7.0± Acre Interstate Development District Site – Albert Lea, MN

Exceptional location and access off **I-35** with **21,000+ vehicles/day**. Fully **rezoned to IDD**, which allows retail, restaurants, hotels, vehicle services, industrial/warehouse, offices, multifamily, daycare, and more. All major **utilities available** (city water/sewer, electric, natural gas). Just **2.7 miles from the Albert Lea Municipal Airport** and minutes from East Main Street.

Surrounded by strong commercial neighbors including Love's, TA, Holiday Inn Express, Walmart, Home Depot, Dollar Tree, and additional national brands. High-growth corridor ideal for commercial, industrial, or mixed-use development.

Adjacent 6.5-acre parcel also available—purchase separately or combine for a 13.5-acre footprint. View 6.5 acre listing:

<https://nationalland.com/listing/commercial-parcel-with-us-hwy-i35-visibility-in-albert-lea>

nationalland.com/listing/albert-lea-rezone-to-fit-your-needs



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