

# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

## LAND FOR SALE

### 5 ACRES



## CONTACT:

[WWW.ESSENCEREALESTATE.COM](http://WWW.ESSENCEREALESTATE.COM)

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# ALBERT LEA LAND

2320 MAIN STREET EAST • ALBERT LEA, MN 56007

## PROPERTY HIGHLIGHTS:

### ► 5 ACRE LOT

**\$329,000.00**

2023 TAXES \$9,104.00

PID 344530010



## TRAFFIC COUNTS:

EAST MAIN STREET

12,906 VPD

- ZONED B-2 COMMUNITY BUSINESS DISTRICT
- FANTASTIC ACCESS TO I-35
- IDEAL FOR DEALERSHIPS, AUTO REPAIR, HOTEL, RESTAURANTS, BANKS, MINI STORAGE & MANY OTHER USES



JOIN THIS BUSINESS FRIENDLY COMMUNITY

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