



**BOULDER
PROPERTIES INC.**

Announcement *Outlots(4) FOR SALE!*



Albertville Market Place is new high visibility development fronting both I-94 and Co Rd 37 in Albertville, MN. The development has four(4) “pad ready” sites available “For Sale”. Construction of all infracture improvements is slated to begin fall 2006.



Image from 60th Street
Towards Interstate 94

Information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the information, and the property is offered “as is”. This submission may be modified or withdrawn at any time by the property owner.



**BOULDER
PROPERTIES INC.**

Announcement Outlots(4) FOR SALE!



Albertville Marketplace

Full Freeway Access from I-94 to Co. Rd. 37

Location: I-94 and Co Rd 37 (60th Street)

Description:

259,051 sq ft development with 4 pad ready sites

Approved Outlots(4): 28,556 sq ft - 87,607 sq ft

Parking: 214

Zoning: B-3 Highway Commercial

Availability: Now

Traffic Counts: 64,000 ADT(MNDOT 2004)

Area Tenants: Albertville Outlet Mall

Approved Uses:

- Convenience Store with Gas
- Bank
- Shopping Center with Two Approved Drive Thrus
- Restaurant

Contact George Daniels for more information

Phone: 952.476.4036

Email: dandan@boulderprop.com

Fax: 952.476.7293

