

## Property Details

CONTROL: Exclusive VALUE: \$400,000  
LOAN: \$0  
EQUITY: \$400,000

TITLE: 6600 Laketowene Place: Vacant Commercial Land  
TYPE: Land  
HAVE: Commercial vacant lot on busy road hear major I-94 and Top 10 most profitable Outlet Mall. 1.64 AC, B-2A Special Business District zoning, surrounded by established commercial developments.  
ADDRESS: 6600 Laketowne Place, Albertville, Minnesota  
BENEFITS TO NEW OWNER: High potential for office, clinics, day care, retail, dining, service providers, recreational facilities, and hospitality ventures.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$0  
DEBT SERVICE: \$0  
CASH FLOW: \$0  
CAP RATE: 0.00%

BENEFITS SOUGHT: Sell, open to trade, but new to exchanging.

MOTIVATION: This property has been sitting for over a year with new owner who was going to put in a daycare, however a daycare was built nearby.

CAN ADD: Owner is open to ideas and will hear creative ideas. Potential buyer is also creative. Buyer needs another investor to own the real estate and/or partner in the business. Build lease back. Will sign 10-year lease.

REMARKS: 17,000 vehicles p/day past site, less than 1 mile from I-94 nearly 50,000 daily. Land is adjacent to daycare, inFIT Gym, Salon, Impress Nails, White Smiles Family Dentistry, etc.

OWNER: Private

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