



SPECIALTY FOR SALE!



ALBANY HOME BAKERY

531 Railroad Avenue, Albany, MN 56307

2,975 SF

**BUILDING &
BAKERY
IN THE HEART OF
DOWNTOWN**

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Commercial Equities Group
Investment Real Estate Services

SPACE INFO

APN/PARCEL ID: 40.25580.0000
PARCEL USE: 0104 – BAKERY/DELICATESSEN

COUNTY: Stearns
LOT AREA: 0.08 AC
YEAR BUILT: 1972

ZONING: Commercial
BUILDING SIZE: 2,975 SF
HVAC: Air Conditioning

CURRENT SPACE INCLUDES: Retail area, kitchen, storage, office, restroom, furniture, equipment, and back driveway with two parking spots and drive-in door access

KITCHEN EQUIPMENT INCLUDES: Double oven, wall oven, two refrigerators, range, exhaust fan and hood, dishwasher, carts, and tables



SALE PRICE: \$200,000

(Includes bakery business • Owner is willing to stay on for 5 years)

TAXES: \$2,588

THE LOCATION

Albany, MN, is a stable, historic community with easy access to I-94 and the greater St. Cloud area. The property is one block from the Lake Wobegon Trail, a known economic asset that increases revenue.

- A charming and relaxing small town (around 2,800 people) in Stearns County, Albany is known for its community feel, good schools, and local businesses
- Located just 20 miles from the larger city of St. Cloud
- Albany offers the benefits of a small, supportive town with the backing of a strong regional economy and state-level support for business growth



- **Downtown location that neighbors Kerry Inc., the historical boutique Albany Merchants Hotel, Lake Wobegon Trail Gallery, Rookie's Sports Bar, Great River Regional Library, Albany Golf Club, Albany Flower Shop & Gifts, and more**



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THE PROPERTY

The property sits in an ideal downtown location and is one block from the Lake Wobegon Trail. Businesses that cater to trail users (food and beverage) typically see the largest economic gains. Building has a cool retro exterior.

- Current business is the only bakery in the area and has strong Google reviews, making it a well-known location and community hub
- The Lake Wobegon Trail brings significant, consistent local and regional traffic (biking, walking), especially during March–October
- Website (more photos): CEGspaces.com/albany-bakery



THE SPACE



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