



COMMERCIAL REALTY SOLUTIONS
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Monticello - Commercial Land

FOR SALE

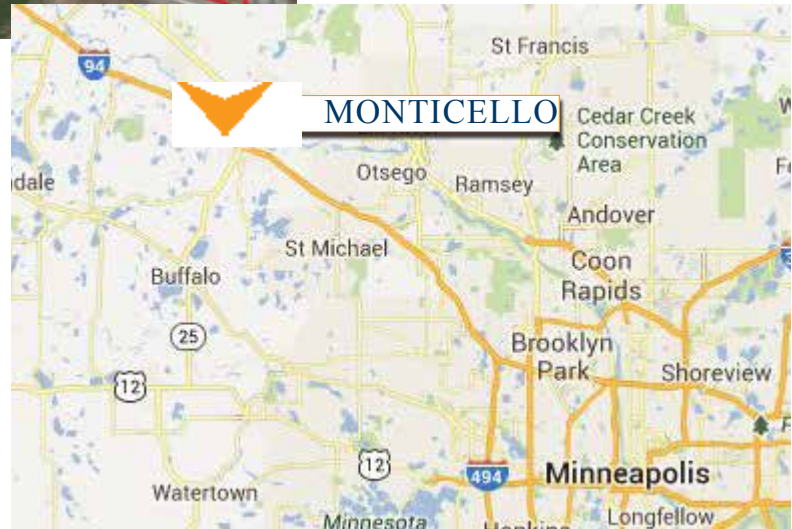
xxx Chelsea Road E., Monticello, MN 55362

Great
I-94 Visibility and
Easy Access!



PROPERTY INFORMATION

- * Sales Price **\$10.00 - \$16.00/psf**
- * Parcel is 36.5 Acres (Divisible)
- * Wright County PID's
- * 155-011-000101 2015 Taxes \$22,962.00
- * 155-011-000111 2015 Taxes \$39,888.00
- * 155-011-000171 2015 Taxes \$153,658.00
- * Zoned: B-2 Limited Business District
- * City fiber optics network providing high-speed internet, telephone and cable.
- * Growing and progressive community!
- * Businesses in the area include:
Home Depot, Pet Smart, Office Max, GNC,
Von Hanson Meat, Target, Kwik Trip, Caribou
Coffee, Liberty Bank, Marshall's, WalMart,
Monticello Hospital and more!



Contact:
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office 763 682 2400 fax 763 682 4524

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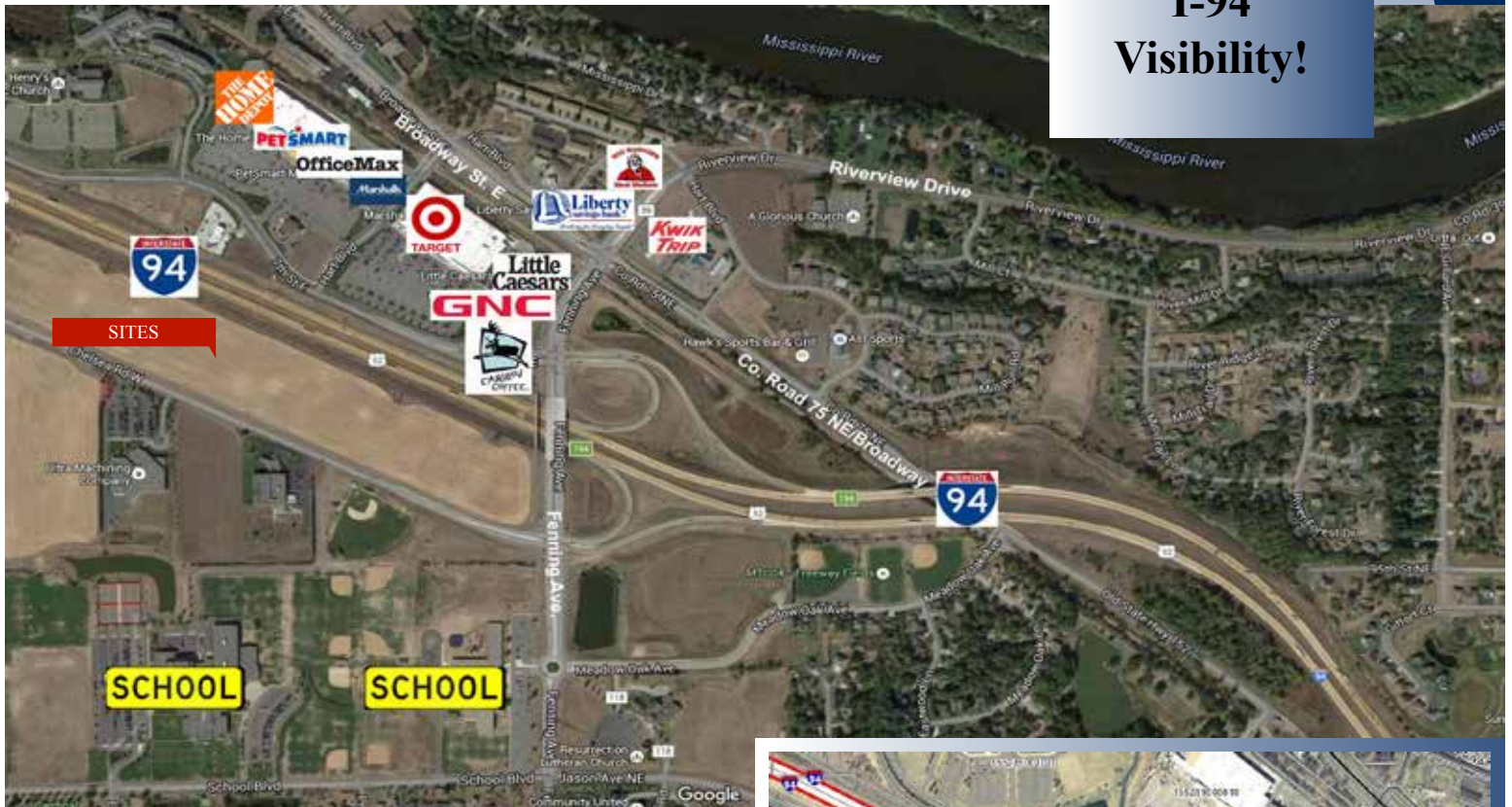
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TRAFFIC COUNTS - 2015

* I-94 - 53,000 VPD

**Great
I-94
Visibility!**



PROPERTY INFORMATION

- * Located West of Fenning Avenue on Chelsea Road East.
- * South side of I-94
- * Just 20 Minutes from Maple Grove
- * Across from Super Target, Home Depot, Office Depot, Pet Smart, Caribou, Verizon Mattress Firm and more!



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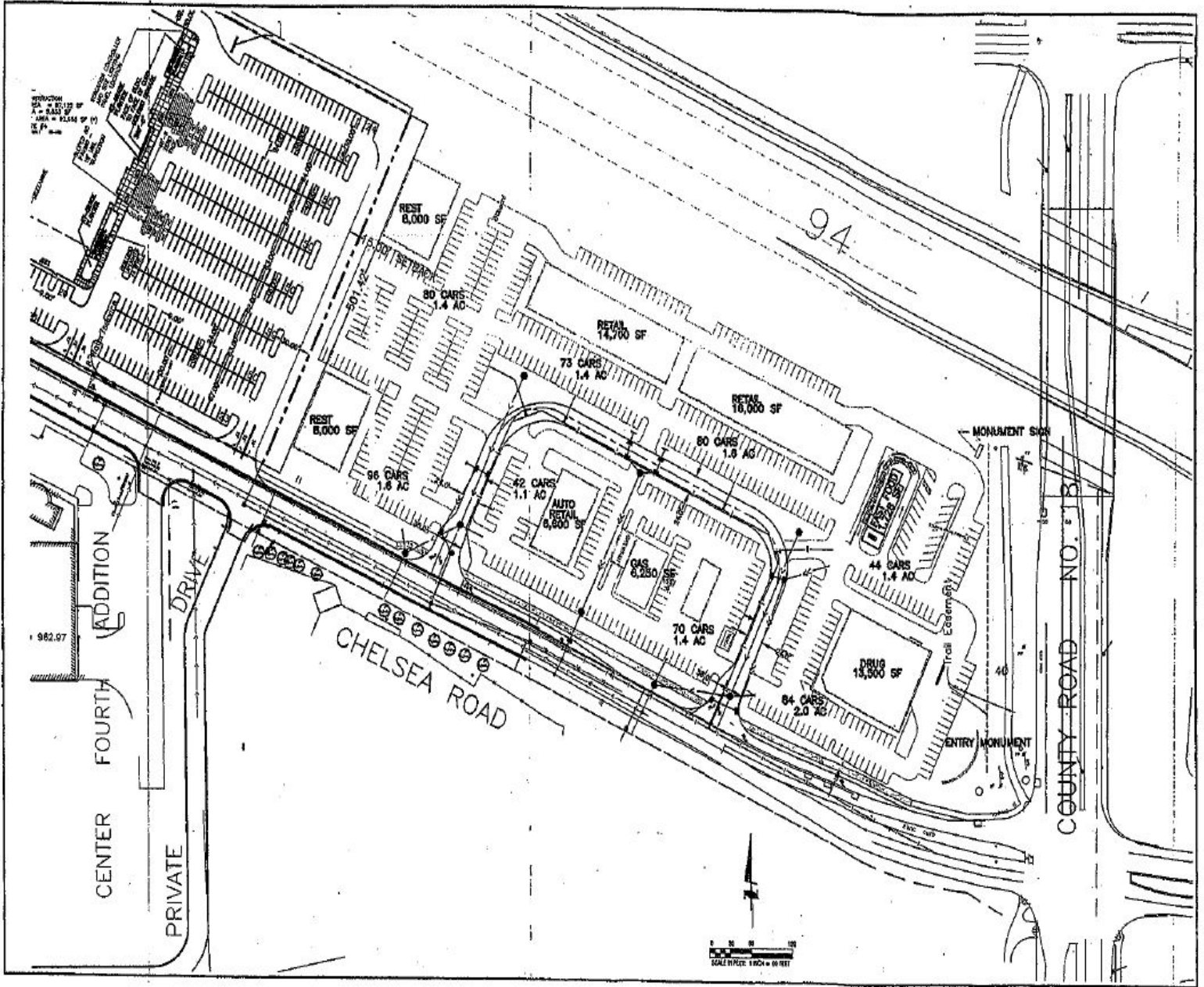
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xxx Chelsea Road E., Monticello, MN 55362

Concept
Drawing



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