



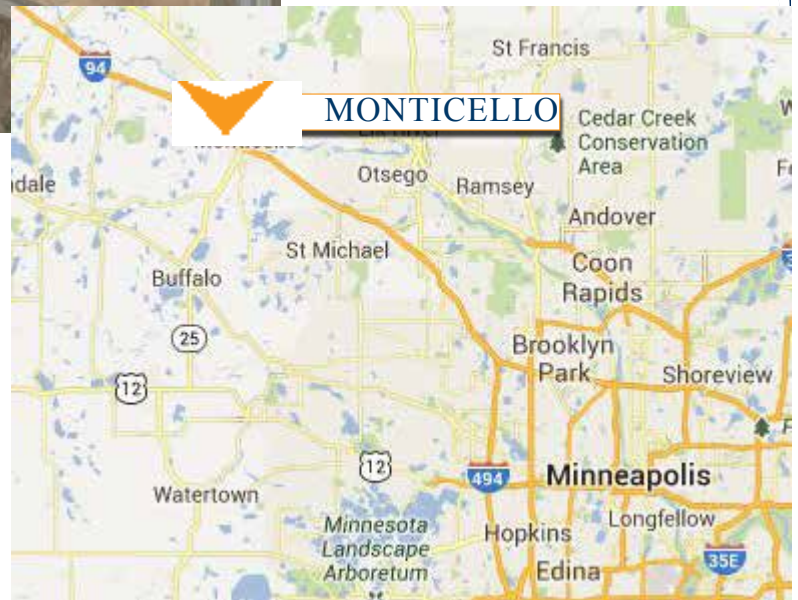
COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Monticello - Industrial Land

FOR SALE

xxx Chelsea Road E., Monticello, MN 55362

Great
I-94 Visibility and
Easy Access!



PROPERTY INFORMATION

- * Sales Price **\$4.50/psf**
- * Parcel is 7.39 Acres
- * Wright County PID
- * 155-143-001020 2015 Taxes \$12,770.00
- * Zoned: IBC-Industrial Business Campus
- * 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:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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TRAFFIC COUNTS - 2015

* I-94 - 53,000 VPD

**Easy
I-94
Access!**



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, Pet Smart, Caribou, Office Depot, Verizon, Mattress Firm and more...



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