



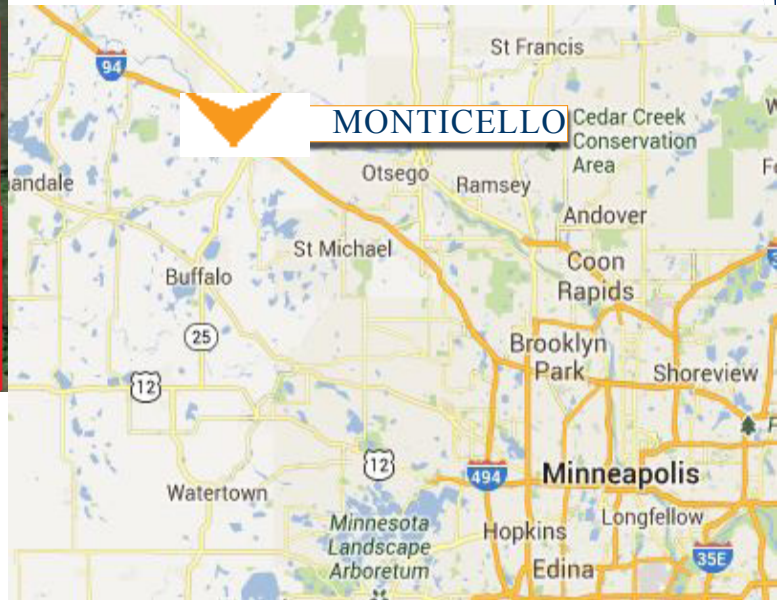
COMMERCIAL REALTY SOLUTIONS  
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# Monticello - Residential Land FOR SALE

xxx School Blvd., Monticello, MN 55362



Near Schools  
Major Shopping  
&  
Services!



## PROPERTY INFORMATION

- \* Sales Price **\$2.00/psf**
- \* 6.14 Acres Available
- \* Wright County PID 155-164-000040
- \* South of I-94
- \* Zoned: Residential
- \* Businesses in the area include:  
River City Extreme, Taco John, Premier Bank,  
Applebee's, Walmart, Arby's, Quik Trip, and  
much more!



Contact:  
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## TRAFFIC COUNTS - 2015

- \* Highway 25 - 27,500 VPD
- \* I-94 - 56,000 VPD
- \* Chelsea Road - 1,750 VPD



### PROPERTY INFORMATION

- \* Located West of Highway 25
- \* South of I-94
- \* Near schools and many services!



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