



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Monticello - Commercial Land FOR SALE

xxx School Blvd., Monticello, MN 55362



PRICE REDUCED

**4.58 Acre Parcel
Commercial Land
(Divisible)**



PROPERTY INFORMATION

- * ~~\$695,000.00~~ REDUCED TO \$395,000.00
- * Property is 4.58 Acres
- * Wright County PID 155-193-001020
- * Zoning is B-4 Regional Business
- * Major retailers in the area include River City Extreme, Taco John, Monticello 15 Theaters, Applebee's, Culver's, Buffalo Wild Wings, Premier Bank, WalMart SuperCenter and much more!
- * Quick access to I-94 and Highway 25
- * Great location for Hotels, Medical or Entertainment!
- * Located adjacent to River City Extreme Entertainment Complex



Contact:
WAYNE ELAM
(763) 229-4982
WElam@commrealtysolutions.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.

Monticello - Commercial Land FOR SALE

xxx School Blvd., Monticello, MN 55362

Located
on the West side of
Highway 25



TRAFFIC COUNTS - 2017

- * Highway 25 - 27,500 VPD
- * I-94 - 43,500 VPD
- * Chelsea Road - 3,800 VPD

PROPERTY INFORMATION

- * Quick and easy access to I-94 and Highway 25
- * Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods, WalMart SuperCenter, and much more!
- * City fiber optics network providing high speed internet, telephone and cable.

Monticello Demographics

Demographics - 2015	1-Mile	3-Mile	5-Mile
Population	6,523	17,185	36,142
Average Age	38	39	40
Average Household Inc.	\$ 55,839	\$ 54,364	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 49,428	\$ 52,978



Contact:
WAYNE ELAM
(763) 229-4982

3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

Monticello - Commercial Land FOR SALE

(xxx School Blvd., Monticello, MN 55362)

Great Hotel, Medical
or Entertainment
Location!



Contact:
WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

cell 763 229 4982

office 763 682 2400

fax 763 682 4524

www.commrealtysolutions.com