



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Monticello - Car Wash Business

FOR SALE

1537 East Broadway, Monticello, MN 55362

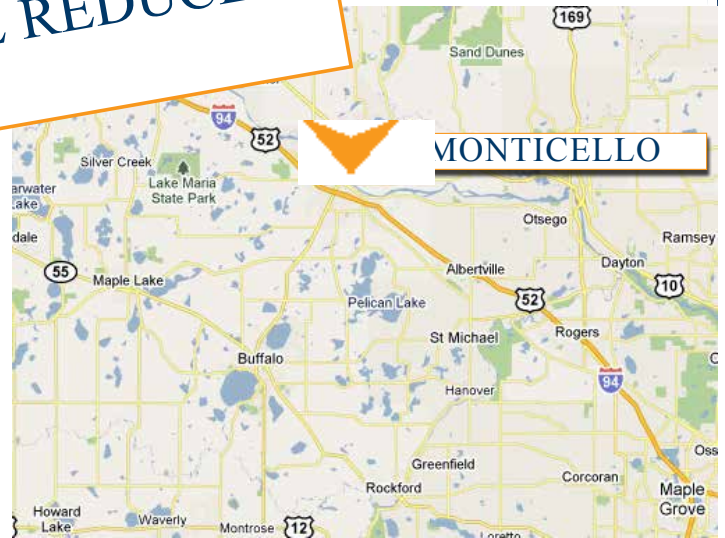


Profitable Car Wash!

PRICE REDUCED

PROPERTY INFORMATION

- * ~~\$500,000.00~~ REDUCED TO **\$349,000.00**
- * 4- Stall Carwash / Commercial Building
- * Located on .5 Acres
- * Wright County PID 155-037-001040
- * 2016 Taxes \$7,142.00
- * Near Super Target, Home Depot, Office Max, Caribou Coffee, Verizon, Fantastic Sam's, Little Caesar's, Monticello Hospital Campus and much more!!
- * Near I-94 Interchange
- * Easy Access to I-94
- * Profitable car wash
- * Great 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

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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

TRAFFIC COUNTS - 2015

* Highway 25 - 27,500 VPD

* I-94 - 53,000 VPD

* East Broadway - 9,300 VPD



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1537 East Broadway, Monticello, MN 55362

- * 4 Bay Car Wash
- * 2 Automatic Washes
- * 2 Self Service Wands



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