

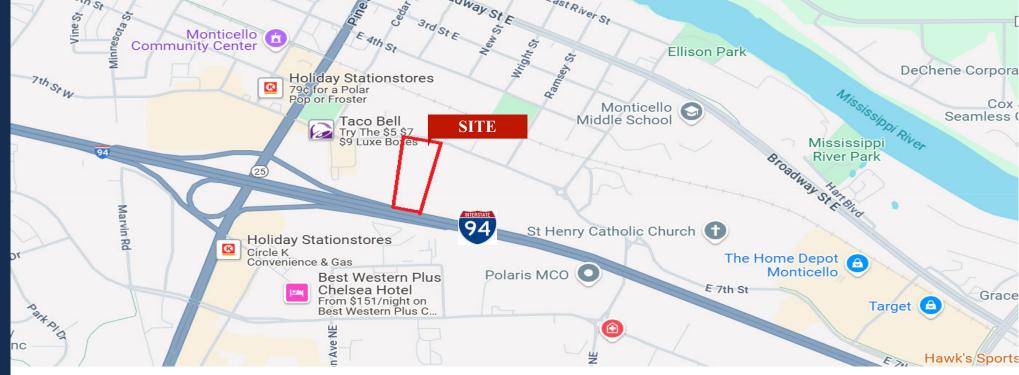
Commercial Land

Sale Price: \$299,900.00 Reduced to: \$199,900.00

Lot Size: 2.8 Acres

East 7th Street, Monticello, MN 55362

Wayne Elam, Broker 763.229.4982 WElam@Crs-Mn.com



## PROPERTY LOCATION

- \* Located North Side of I-94
- \* Quick Access to I-94
- \* East Side of Hwy 25
- \* Businesses in the Area: USPS, Burger King, Perkins Restaurant, Holiday Stationstore, Career Force of Monticello, Multiple Apartment Complexes and more.

## **TRAFFIC COUNTS - 2024**

\* I-94 - 57,740 VPD \* Highway 25 - 27,859 VPD \* 7th Street - 5,986 VPD



## **PROPERTY OVERVIEW**

Sales Price \$299,900.00 Reduced to \$199,900.00

Lot Size 2.8 Acres

County Wright

PID

155-029-002-050

2025 Taxes \$8,244.00

> Zoned **B-3** Business District

City Fiber Optics Other

I-94 Frontage

Great Interstate Visibility

Quick Access to Interstate &

Highways

