



For Sale
Commercial
Land

HUGE PRICE REDUCTION
Current Price: \$199,900.00

Hwy 25

Interstate 94

MONTICELLO

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



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions 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 disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

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
Other	City Fiber Optics I-94 Frontage Great Interstate Visibility Quick Access to Interstate & Highways



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.