



COMMERCIAL REALTY SOLUTIONS

Monticello - Commercial Land FOR SALE

E. 7th Street, Monticello, MN 55362



**I-94
Frontage!**

PRICE REDUCED

PROPERTY INFORMATION

* Priced at **\$8.00/PSF**

Reduced to **\$4.00/psf**

* Land Size +/- 12.87 Acres (Divisible)

* Wright County

* PID 155-029-002090 2020 Taxes \$ 1,834.00

* PID 155-029-002100 2020 Taxes \$ 1,768.00

* PID 155-029-002110 2020 Taxes \$ 1,696.00

* PID 155-029-002120 2020 Taxes \$ 2,334.00

* PID 155-029-002130 2020 Taxes \$ 3,356.00

* Freeway Frontage - 982'

* Zoning is IBC (Industrial/Bs. Campus District (The Comprehensive Plan has property guided to Commercial zoning.))

* 7th Street connects the two interchanges in Monticello



Contact:

WAYNE ELAM

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office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

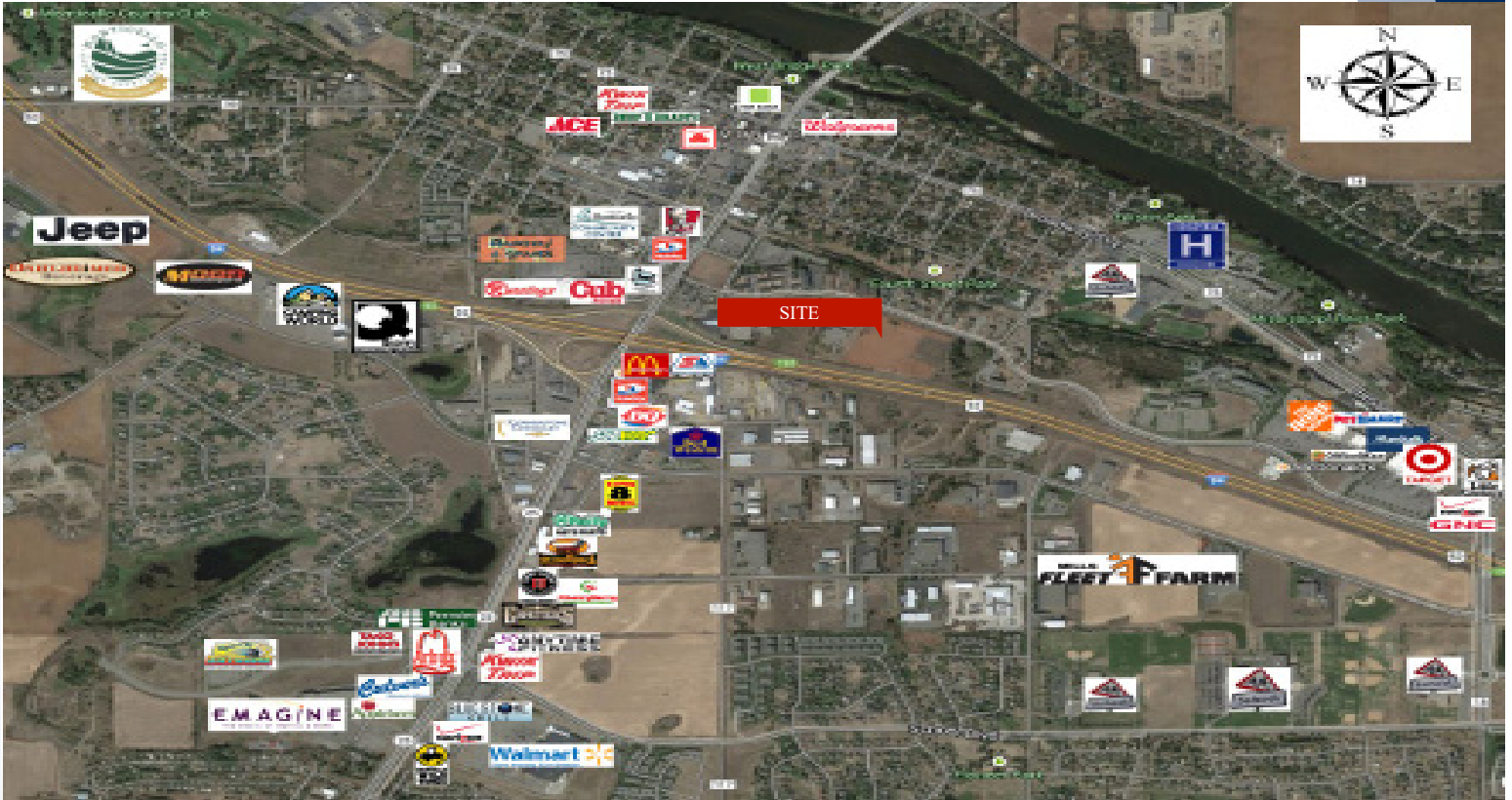
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TRAFFIC COUNTS - 2017

- * I-94 - 54,000 VPD
- * Highway 25 - 27,500 VPD
- * 7th Street - 5,100 VPD



PROPERTY INFORMATION

- * Great visibility from I-94 with quick and easy access!
- * Located on the same street as Super Target, Home Depot, Office Max PetSmart and Marshall's.
- * Signage available on I-94
- * Major retailers in the area: Super Target, Home Depot, Office Max, Cub Foods and Wal-Mart SuperCenter
- * City fiber optics network providing high-speed internet, telephone and cable.

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Monticello Demographics				
Demographics - 2017	1-Mile	3-Mile	5-Mile	
Population	6,523	17,185	36,142	
Average Age	38	39	40	
Average Household Inc.	\$ 55,839	\$ 55,039	\$ 57,565	
Median Household Inc.	\$ 50,781	\$ 50,205	\$ 52,978	

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12.87 +/- Acres
DIVISIBLE



PROPERTY INFORMATION

- * \$4.00/psf
- * 982' of I-94 Frontage
- * Signage available on I-94
- * High Visibility on I-94
- * Utilities at 7th Street

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