COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial Land
East 7th Street, Monticello 55362

PROPERTY INFORMATION

* Priced at ~~$8.00/PSF~~

  Reduced to **$799,000.00**
* Land Size +/- 12.87 Acres
* Wright County
* PID 155-029-002090 2021 Taxes $1,890.00
* PID 155-029-002100 2021 Taxes $1,772.00
* PID 155-029-002110 2021 Taxes $1,830.00
* PID 155-029-002120 2021 Taxes $2,436.00
* PID 155-029-002130 2021 Taxes $3,328.00
* Zoning is IBC (Industrial/Bs. Campus District) (The Comprehensive Plan has property guided to Commercial Zoning.)
* Freeway Frontage - 982'
* Utilities at 7th Street

Contact:

WAYNE ELAM

(763) 229-4982

WElam@crs-mn.com

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

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PROPERTY INFORMATION

* Great Visibility from I-94
* Quick and Easy Interstate Access
* Major Retailers in the Area

TRAFFIC COUNTS - 2019

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

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