

**For Sale**  
**Industrial Land**  
**xxx Chelsea Road, Monticello 55362**

**Nuss Truck &  
Equipment**

**Dahlheimer Beverage**

**Karlsburger Foods**

**HUGE PRICE  
REDUCTION**

**Interstate 94**

**Otter Creek Crossing**

**715' of I-94  
Frontage**

**PROPERTY INFORMATION**

- \* Sales Price \$3.00/PSF (Plus Assessments)  
Reduced to **\$1.00/psf** (Plus Assessments)
- \* 13 Acres (Divisible)  
(Additional Acreage Available)
- \* Wright County  
PID 155-248-001030 2023 Taxes \$336.00 (8.02 Acre)  
PID 155-248-001020 2023 Taxes \$232.00 (4.98 Acre)
- \* Financing incentives available!
- \* City incentives include TIF and Job  
Creation Credit
- \* FiberNet Monticello is available
- \* Near Restaurants and Major Retailers
- \* Easy Access to I-94 and Highway 25
- \* Located on Chelsea Road (the primary  
interconnect for the interchanges)
- \* Zoning is IBC, Industrial Business Campus



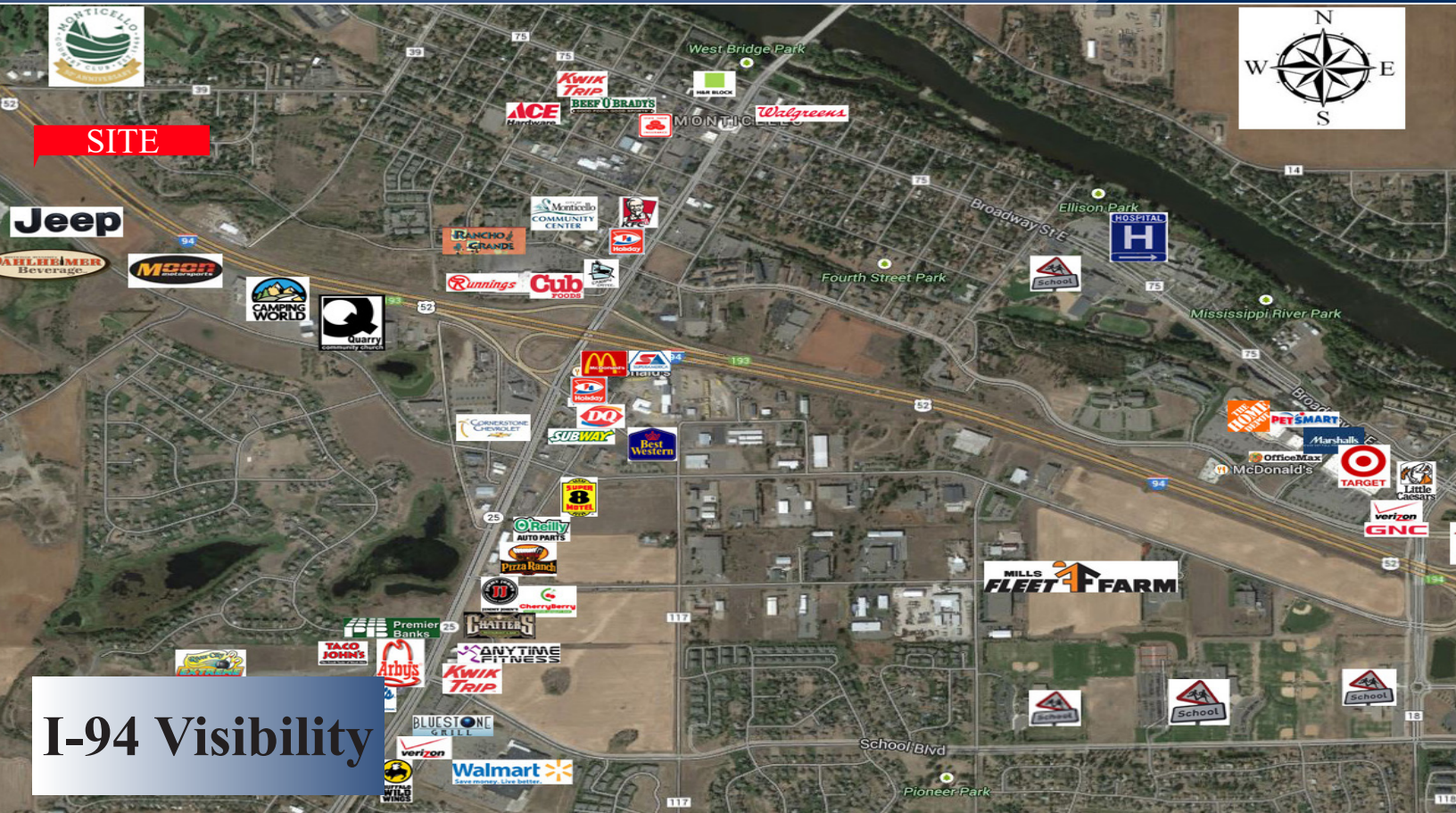
**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**





COMMERCIAL REALTY SOLUTIONS

# For Sale Industrial Land xxx Chelsea Road, Monticello 55362



## LOCATION INFORMATION

- \* Quick and Easy Access to I-94
- \* Major retailers in the area!
- \* City fiber optics available!

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

## TRAFFIC COUNTS - 2022

- \* I-94 - 56,000 VPD
- \* Highway 25 - 26,500 VPD
- \* Chelsea Road - 3,950 VPD

**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@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. 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).





COMMERCIAL REALTY SOLUTIONS

# For Sale Industrial Land xxx Chelsea Road, Monticello 55362



**Great Interstate Frontage**



**Suburban Manufacturing**

## Adjoining Property Owner's



**Dahlheimer Distributing**

**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@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. 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).