COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial Lots
xxxx Chelsea Road, Monticello 55362

DEEPHAVEN MONTICELLO'S PREMIER MIXED USE DEVELOPMENT

PROPERTY INFORMATION

* **Sales Price $5.00 to $7.50/psf**
* Parcel is 8 Acres (Minimum Divisible 1 Acre)
* Wright County PID 155-500-142-104
* Zoning is B-4 Regional Business District
* Businesses in the Area Include:

  Fleet Farm, DQ Grill & Chill, Holiday, Jimmy John's, McDonald's, Pizza Ranch, Best Western, O'Reilly Auto Parts, Subway, Sherburne State Bank, Caribou, Speedway and many more retail and services in the area!

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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LOCATION INFORMATION

* Located on Chelsea Road, the lateral street between the Interchanges
* Convenient Access to Highway 25
* Close to I-94 Interchange
* Close to Fallon Avenue Overpass
* Premium Commercial Lots
* City Fiber Optics Network
* City Incentives Available

TRAFFIC COUNTS - 2021

* I-94 - 53,000 VPD
* Highway 25 - 27,500 VPD
* Chelsea Road - 3,800 VPD

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Newly Constructed
Deephaven Apartments
Now Open!

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