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- A map of the Monticello, Minnesota area. Monticello is marked with a red triangle and a callout box containing the word "MONTICELLO" in blue serif font. The map shows a network of roads, including Interstate 94 (I-94) running north-south through the center, and other highways like I-694, I-35W, I-10, I-610, I-55, I-25, and I-36. Surrounding towns and cities are labeled, including St. Francis, Otsego, Ramsey, Andover, Coon Rapids, Lino Lakes, White Bear Lake, Brooklyn Park, Plymouth, Wayzata, Minneapolis, Mound, Minnetonka, Edina, Bloomington, Inver Grove Heights, Woodbury, Maplewood, Waconia, Chanhassen, Shakopee, Eden Prairie, and Norwood. A Wildlife Refuge is also indicated in the north-central part of the map.

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



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land xxx Deegan Ave., Monticello 55362



SITES

LOCATION INFORMATION

- * Great location for hotels, medical, retail, entertainment, etc.
- * Located next to River City Extreme and Emagine Theater
- * Quick and Easy Access to Highway 25
- * Minutes from I-94
- * Many major retailers and services in the area

TRAFFIC COUNTS - 2022

- * I-94 - 45,000 VPD
- * Highway 25 - 30,000 VPD

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SITE PLAN



LOT SIZES

Lot 1, Block 3	77,536.00 sf	1.78 acres
Lot 1, Block 1	70,941.00 sf	1.63 acres
Lot 1, Block 4	24,829.00 sf	0.57 acres
Lot 1, 2nd Addn	40,129.00 sf	0.92 acres
Lot 1, 3rd Addn	130,244.00 sf	2.99 acres

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