



## PROPERTY INFORMATION

- \* Sales Price **\$4-\$8.00/psf**
- \* Appx. 3.14 Acres
- \* Wright County
  - PID 155-157-001010 (1.63 Acre) 2024 Taxes \$8,562.00
  - PID 155-151-004010 (.57 Acre) 2024 Taxes \$3,376.00
  - PID 155-174-001010 (.92 Acre) 2024 Taxes \$6,000.00
  - PID 155-189-001010 (2.99 Acre) 2024 Taxes \$9,945.68  
+ \$9,300.32 Assessments
  - PID 155-151-003010 (1.78 Acre) 2024 Taxes \$3,960.00
- \* Zoned: B-4 Business District
- \* Great location for hotels, medical or entertainment!
- \* Businesses in the Area Include:  
River City Extreme, Emagine Theater, Taco John's,  
Premier Bank, Applebee's, Culver's, Walmart, Dollar  
Tree, Kwik Trip, Aldi's and much more!



**Contact:**  
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COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Land xxx Deegan Ave., Monticello 55362



## 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 - 2023

- \* 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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