COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial Land
xxx Deegan Ave., Monticello 55362

PROPERTY INFORMATION

* Sales Price **$4-$8.00/psf**
* Appx. 3.14 Acres
* Wright County
  PID 155-157-001010 (1.63 Acre) 2021 Taxes $7,880.00
  PID 155-151-004010 (.57 Acre) 2021 Taxes $3,158.00
  PID 155-174-001010 (.92 Acre) 2021 Taxes $5,612.00
  PID 155-189-001010 (2.99 Acre) 2021 Taxes $9,227.98
  + $10,630.02 Assessments
  PID 155-151-003010 (1.78 Acre) 2021 Taxes $3,538.00
* 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:
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 location for hotels, medical, retail, entertainment, etc.
* Located next to River City Extreme and Emagine Theater
* Quick and Easy Access to Highwa 25
* Minutes from I-94
* Many major retailers and services in the area

TRAFFIC COUNTS - 2019

*** 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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