

For Sale Commercial Land

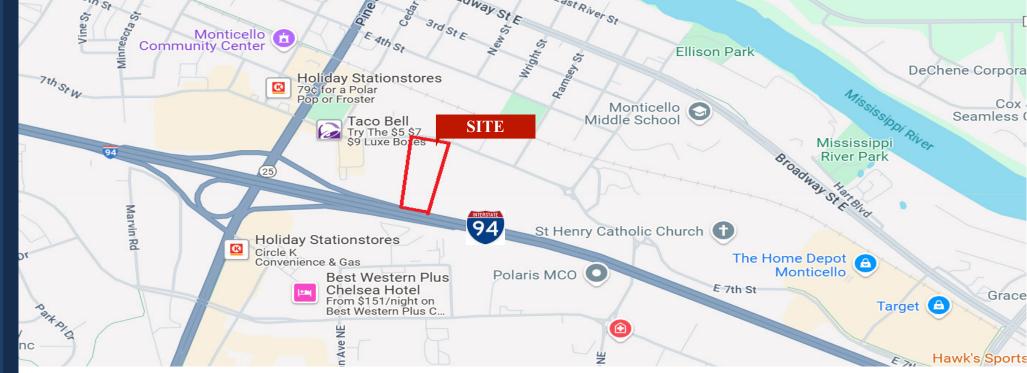
MONTICELLO

Commercial Land Sale Price: \$249,900.00

Lot Size: 2.8 Acres East 7th Street, Monticello, MN 55362 Wayne Elam, Broker 763.229.4982 WElam@Crs-Mn.com

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PROPERTY LOCATION

- * Located North Side of I-94
- * Quick Access to I-94
- * East Side of Hwy 25
- * Businesses in the Area: USPS, Burger King, Perkins Restaurant, Holiday Stationstore, Career Force of Monticello, Multiple Apartment Complexes and more.

TRAFFIC COUNTS - 2024 * I-94 - 57,740 VPD * Highway 25 - 27,859 VPD * 7th Street - 5,986 VPD



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PROPERTY OVERVIEW

Sale Price \$249,900.00

Lot Size	2.8 Acres
County	Wright
PID	155-029-002-050
2024 Taxes	\$6,694.00
Zoned	B-3 Business District
Other	City Fiber Optics I-94 Frontage Great Interstate Visibility Quick Access to Interstate & Highways



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