



COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Land 9851 Hart Blvd., Monticello 55362



## PROPERTY INFORMATION

- \* Sales Price **\$7.00/psf**
- \* Two Lots 3.4 Acres:
  - 1.0 Acre Vacant Lot
  - 2.4 Acre Lot with footings, parking lot & lighting and monument sign
- \* Wright County
- \* PID 155-214-001020 (2024 Taxes \$7,348.00)
- \* PID 155-214-001010 (2024 Taxes \$3,770.00)
- \* Zoning: B4-Business District
- \* Businesses in the Area Include:
  - Von Hanson's Meats, Liberty Bank, Target, Caribou Coffee, Office Max, Marshall's, Home Depot, Hawk's Sports Bar, Centra Care Health System, Verizon Wireless, Little Caesar's Pizza, GNC Super Target and much more!



**Contact:**  
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## LOCATION INFORMATION

- \* Located just North of I-94
- \* Eash Interstate Access
- \* Close to Many Amenities and Services
- \* Great Corner Location
- \* High Visibility Location
- \* Adjacent to the Kwik Trip

## TRAFFIC COUNTS - 2023

- \* I-94 - 60,000 VPD
- \* Riverview Dr/C.R. 39 - 9,300 VPD
- \* E. Broadway St - 2,100 VPD

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