



Near Schools
Major Shopping
&
Services!

PROPERTY INFORMATION

- * Sales Price **\$2.00/psf**
- * 6.14 Acres Available
- * Wright County PID 155-164-000040
- * South of I-94
- * Zoned: B-4 Business District
- * Businesses in the Area Include:
River City Extreme, Taco John, Premier Bank,
Applebee's, Walmart, Arby's, Quik Trip,
Caribou, Speedway and much more!



Contact:
WAYNE ELAM
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COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land xxx School Blvd., Monticello 55362



LOCATION INFORMATION

- * Located West of Highway 25
- * South of I-94
- * Near schools and many services!



TRAFFIC COUNTS - 2022

- * Highway 25 - 27,500 VPD
- * I-94 - 56,000 VPD
- * Chelsea Road - 1,750 VPD

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