



COMMERCIAL REALTY SOLUTIONS

For Sale  
Industrial Development  
Land



## MONTROSE

### Montrose Industrial Park - Development Land

**Sales Price: \$2.00/psf**

14.38 Acres (Divisible)

xxx Clementa Avenue SW, Montrose, MN 55363

Wayne Elam, Broker  
763.229.4982  
WElam@crs-mn.com





## PROPERTY LOCATION

- \* Great Location
- \* 24 Miles West of I-494
- \* North of Highway 12
- \* West of Highway 25
- \* Businesses in the Area:  
Dollar General, Lino's Mexican Grill, USPS, Ugly Bar,  
Emery Truck & Trailer Repair and more...

## TRAFFIC COUNTS - 2024

- \* Highway 12 - 11,271 VPD
- \* Highway 25 - 5,094 VPD



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. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).



# PROPERTY OVERVIEW

Sales Price  
\$2.00/psf  
Highway Frontage

|          |  |
|----------|--|
| Lot Size | 14.38 Acres (Divisible)  |
| County   | Wright   |
| PID      | 112-050-000050 2025 Taxes \$7,056.00   |
| Note     | 1.64 Acres Available for Ponding.<br>Adequate ponding for remaining developable land. Inground pipeline in place, at cul de sac, connect developing parcels to ponding area. |
| Zoned    | I-1 Light Industrial   |

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

