



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land xx Nelson Ave., Montrose 55363



PRICE REDUCED

PROPERTY INFORMATION

- * Sales Price ~~\$3.75/psf~~
Reduced to **\$2.95/psf**
- * Lot is 3.52 Acres
- * Wright County PID's
 - 112-028-001020 - 2021 Taxes \$1,350.00 + \$150.00 Assessments (.60 Ac)
 - 112-028-001021 - 2021 Taxes \$2,816.00 + \$150.00 Assessments (1.46 Ac)
 - 112-028-001022 - 2021 Taxes \$1,922.00 + \$150.00 Assessments (1.469 Ac)
- * Zoned: B-2 Highway Business District
- * Highway Frontage and Access
- * Businesses in the Area Include:
 - Casey's, Snap Fitness, O'Brothers Wine & Spirits, Citizen's State Bank, Craft Pattern & Mold, Montrose Elementary School, St. Paul's and Trinity Lutheran Church, Red's Cafe, USPS, Jacque B's Kitchen & Cocktails, and more . . .



Contact:
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TRAFFIC COUNTS - 2018

- * Highway 12 - 11,800 VPD
- * Highway 25 - 2,800 VPD



PROPERTY INFORMATION

- * Located North side of Highway 12
- * Highway 7 is 15 Miles South
- * I-494 is located 25 Miles East
- * Highway Frontage
- * Easy Highway Access



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