

For Sale Commercial Land xx Nelson Ave., Montrose 55363



PROPERTY INFORMATION

- * Sales Price ~~\$3.75/psf~~
Reduced to **\$2.95/psf**
- * Lot is 3.52 Acres
- * Wright County PID's
 - 112-028-001020 - 2023 Taxes \$1,388.00 (.60 Ac)
 - 112-028-001021 - 2023 Taxes \$2,904.00 (1.46 Ac)
 - 112-028-001022 - 2023 Taxes \$2,024.00 (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 . . .

PRICE REDUCED



Contact:
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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).



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land xx Nelson Ave., Montrose 55363

TRAFFIC COUNTS - 2022

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



LOCATION 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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