



## PROPERTY INFORMATION

- \* Sales Price ~~\$3.75/psf~~  
Reduced to **\$2.95/psf**
- \* Lot is 3.52 Acres
- \* Wright County PID's
  - 112-028-001020 - 2024 Taxes \$1,806.00 (.60 Ac)
  - 112-028-001021 - 2024 Taxes \$4,366.00 (1.46 Ac)
  - 112-028-001022 - 2024 Taxes \$2,762.00 (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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COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Land xx Nelson Ave., Montrose 55363

## TRAFFIC COUNTS - 2023

- \* 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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