



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Land

Highway 12

MONTROSE

Commercial Land

Sales Price: \$3.75/psf **Reduced \$2.95/psf**

3.52 Acres

xx Nelson Ave, Montrose, MN 55363

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PROPERTY LOCATION

- * Located North Side of Highway 12
- * Highway 7 is 15 Miles South
- * I-494 is located 25 Miles East
- * Businesses in the Area:
Casey's, Snap Fitness, O'Brothers Wine & Spirits,
Citizen's State Bank, Craft Pattern & Mold, USPS,
Montrose Elementary School, Red's Cafe,
St. Paul's and Trinity Lutheran Church,
Jacque B's Kitchen & Cocktails and more...

TRAFFIC COUNTS - 2024

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



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PROPERTY OVERVIEW

Sales Price

\$3.75/psf
Reduced to \$2.95/psf

Lot Size	3.52 Acres
County	Wright
PID	112-028-001020 2025 Taxes \$1,998 (.60 Ac) 112-028-001021 2025 Taxes \$4,836 (1.46 Ac) 112-028-001022 2025 Taxes \$3,134 (1.469 Ac)
Zoned	B-2 Highway Business District
Other	* Highway Frontage * Easy Highway Access



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