

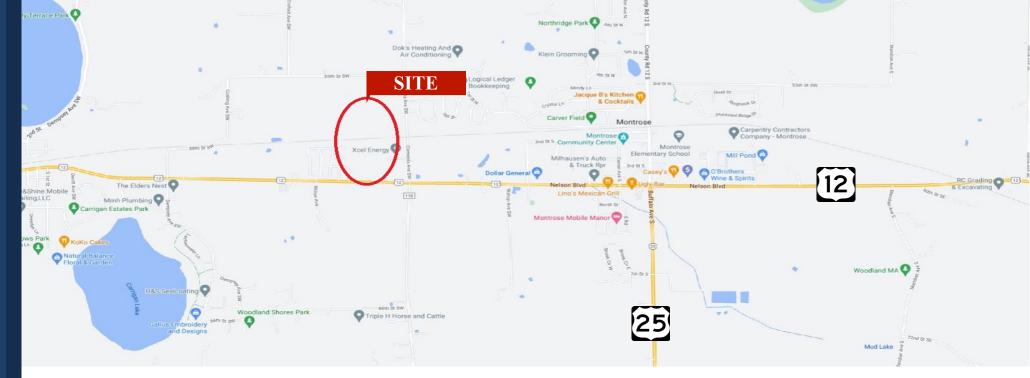
MONTROSE

Montrose Industrial Park - Development Land

28.17 Acres

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 - 2023

* Highway 12 - 11,271 VPD

* Highway 25 - 5,094 VPD



PROPERTY OVERVIEW

Sale Price

\$2.00/psf Highway Frontage \$1.00/psf Remainder of Property

Lot Size

28.17 Acres

Wright County PID's and 2024 Taxes

112-050-000010 (4.88 Acres) \$96.00

112-050-000020 (1.64 Remaining of

2.39 Acres) \$378.00

112 **SOLD** 040 (6.53 Acres) \$1,560.00

112-050-000050 (14.38 Acres) \$5,712.00

Note

1.64 Acres Available for Ponding. 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

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