



COMMERCIAL REALTY SOLUTIONS
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Monticello - Car Wash Business

FOR SALE

1537 East Broadway, Monticello, MN 55362

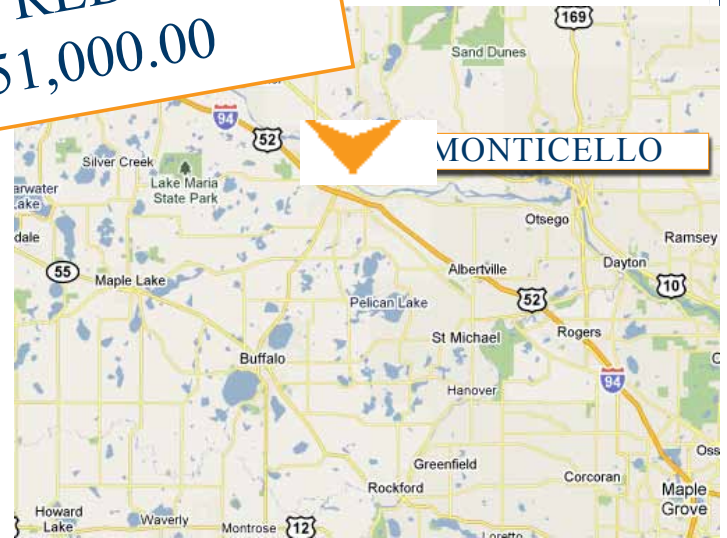


Profitable
Car Wash!

PRICE REDUCED
\$151,000.00

PROPERTY INFORMATION

- * ~~\$500,000.00~~ REDUCED TO \$349,000.00
- * 4- Stall Carwash / Commercial Building
- * Located on .5 Acres
- * Wright County PID 155-037-001040
- * 2011 Taxes \$9,886.00
- * Near Super Target, Home Depot, Office Max, Caribou Coffee, Verizon, Fantastic Sam's, Little Caesar's, Monticello Hospital Campus and much more!!
- * Near I-94 Interchange
- * Easy Access to I-94
- * Profitable car wash
- * Great Location!



Contact:

WAYNE ELAM
(763) 229-4982



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Demographics - 2007	3 Mile	5 Mile	10 Mile
Population	15,287	26,277	90,551
Avg Age	33	33	33
Avg HH Inc.	\$62,792	\$65,891	\$75,541
Median HH Inc.	\$56,337	\$59,763	\$66,778

INFORMATION

- * Monticello grew 58.8% between 2000 and 2010.
- * 2010 Population of 12,759 with housing units of 4,973.

TRAFFIC COUNTS - 2006

- * Highway 25 - 27,500 VPD
- * I-94 - 56,000 VPD
- * East Broadway - 15,200 VPD



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- * 4 Bay Car Wash**
- * 2 Automatic Washes**
- * 2 Self Service Wands**



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