



MONTICELLO—COMMERCIAL LAND

Broadway East

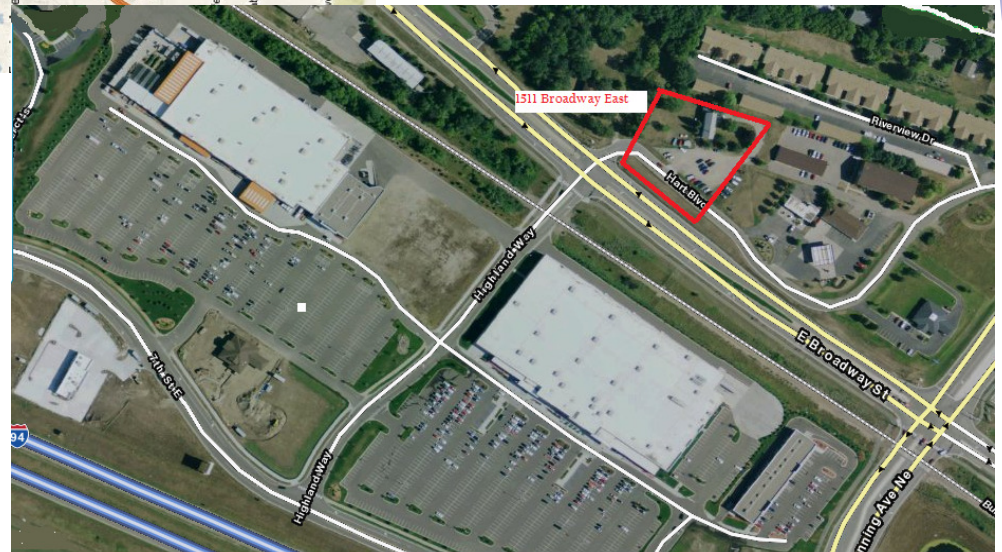
Excellent Medical Office Building Location

COMMERCIAL REALTY SOLUTIONS
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FOR SALE

1511 Broadway East

Monticello, MN



PROPERTY INFORMATION:

- \$750,000.00
- PID 155-037-001010
- Approximately 1.87 Acres
- Easy access to I-94
- Near:

Super Target

Home Depot

Office Max

Caribou Coffee

Hospital Campus

- Close to major retail center
- Excellent Medical Office Building (MOB) Location

TRAFFIC COUNTS—2008

- Broadway 15,200 VPD
- C.R. 39 8,600 VPD
- I-94 55,000 VPD

CONTACT:

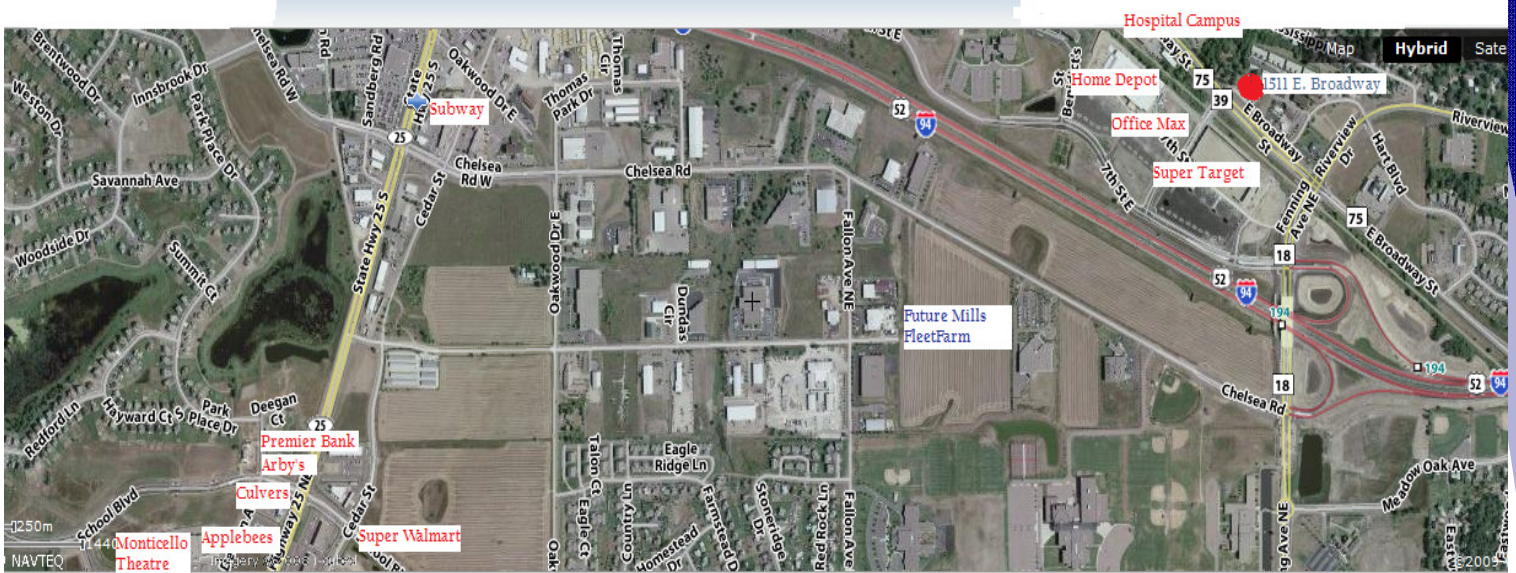
Wayne Elam

(763) 229-4982

WElam@CommRealtySolutions.com

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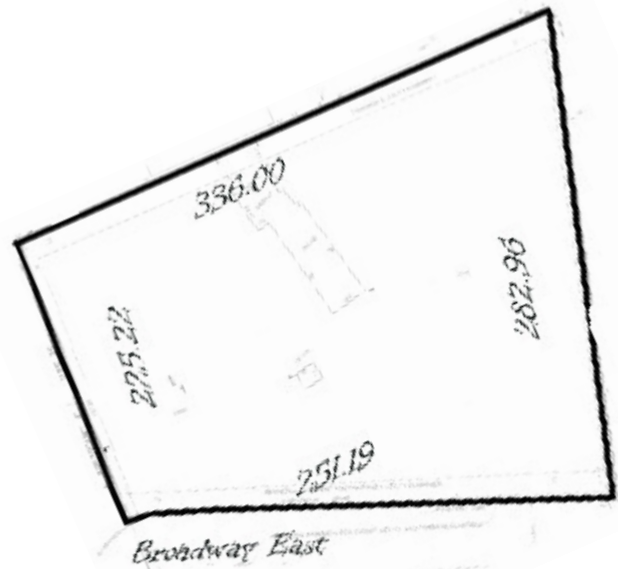
FOR SALE



PROPERTY DETAILS

1511 Broadway East, Monticello, MN

- Great location close to major retail center
- Zoning PZ-M Performance Zone Mixed
- City fiber optics network providing high-speed internet, telephone and cable.
- Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods, PetSafe, Caribou Coffee and Wal-Mart Supercenter



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