



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Monticello - Commercial Space

FOR SALE

212 3rd Street W., Monticello, MN 55362

**Great Retail
Location With
Ample Parking!**



**HUGE PRICE
REDUCTION**

PROPERTY INFORMATION

- * Sales Price \$699,000.00
Reduced to **\$449,000.00**
- * Building is 8,790 Square Feet
- * Lot is .52 Acres
- * Wright County PID 155-010-031010
- * 2018 Taxes \$11,104.00
- * Ample Parking
- * Zoned: Commercial
- * Businesses in the area include:
Schlenner & Wenner, Foster White Ins.,
Caribou Coffee, Cub Foods, Runnings,
Library, Wells Fargo and much more!



Contact:

**WAYNE ELAM
(763) 229-4982**

WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

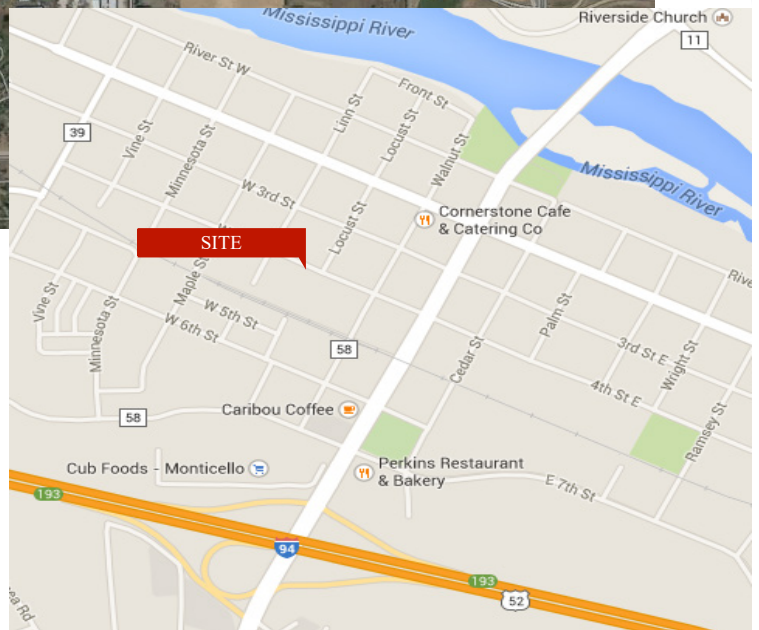
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TRAFFIC COUNTS - 2017

- * Highway 25 - 27,500 VPD
- * I-94 - 56,000 VPD
- * Chelsea Road - 1,750 VPD



PROPERTY INFORMATION

- * Located 2 blocks West of Highway 25 on the corner of Locust and 3rd Street
- * Minutes from I-94
- * Convenient to major shopping, government offices and much more!



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Retail Location



PROPERTY INFORMATION

- * Building fully sprinkled
- * Great Lighting
- * Private Offices In Back
- * (1) 8' x 8' Delivery Door



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