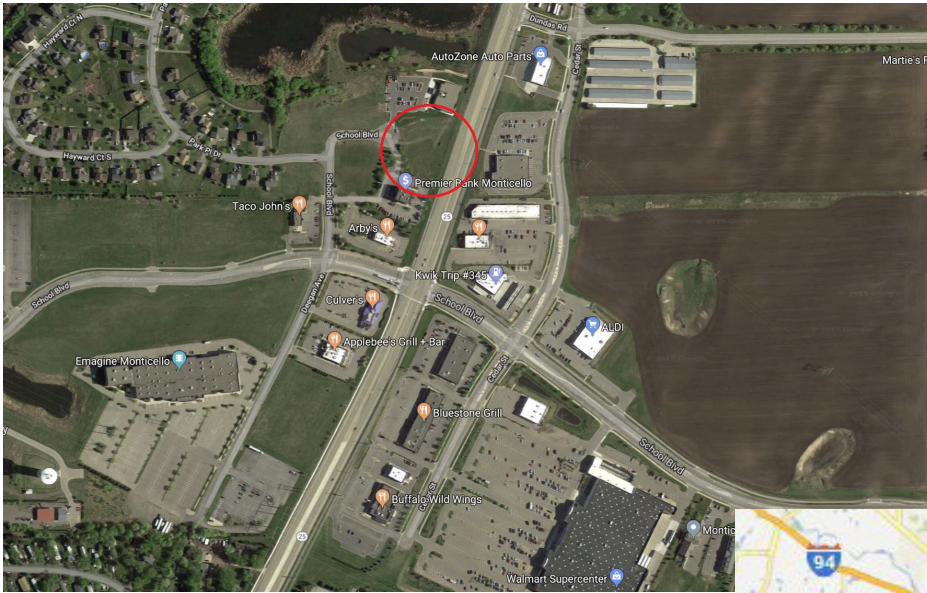




COMMERCIAL REALTY SOLUTIONS

Monticello - Commercial Land FOR SALE

xxx Deegan Ave., Monticello, MN 55362



Highway 25 Visibility!

PROPERTY INFORMATION

- * SALES PRICE \$9.00/PSF
- * 1.16 Acre Parcel
- * Wright County PID 155-174-001021
- * 2019 Taxes \$6,786.00
- * Zoning: B-4 Regional Business
- * Quick and Easy access to Highway 25
- * Major retailers in the area include Wal-Mart Supercenter, Arby's, Taco John, River City Extreme, Muller Theater, Applebee's, Premier Bank, Tire's Plus, Buffalo Wild Wings and much more



Contact:
WAYNE ELAM
(763) 229-4982
WElam@commrealtysolutions.com

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Monticello - Commercial Land

FOR SALE

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TRAFFIC COUNTS - 2017

* Highway 25 - 24,500 VPD

* I-94 - 53,000 VPD



PROPERTY INFORMATION

- * Quick and easy access to Highway 25
- * City fiber optics network providing high-speed internet, telephone and cable.

Monticello Demographics			
Demographics - 2017	1-Mile	3-Mile	5-Mile
Population	6,523	17,185	36,142
Average Age	38	39	40
Average Household Inc.	\$ 55,839	\$ 55,039	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 50,205	\$ 52,978



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Monticello - Commercial Land

FOR SALE

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Great Highway
25 Visibility!



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