



COMMERCIAL REALTY SOLUTIONS
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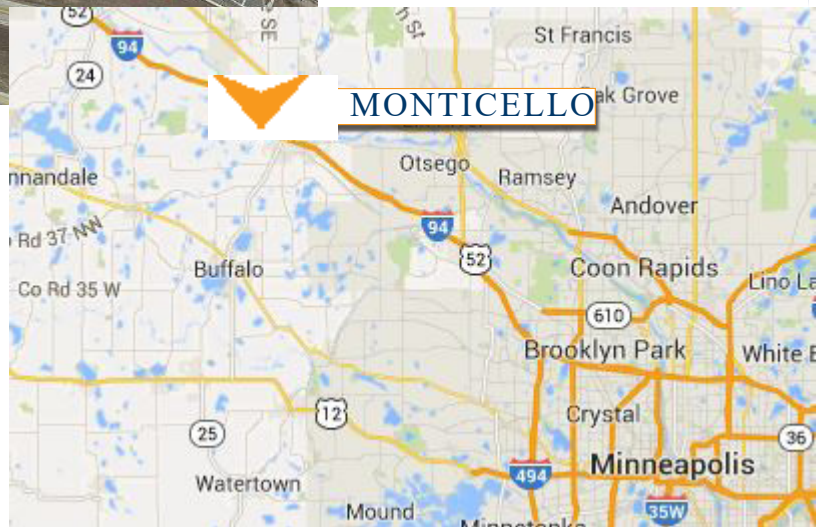
Monticello - Commercial Land FOR SALE

xxx Broadway Ave E., Monticello, MN 55362



**Interstate Frontage
and Visibility!**

**Great Office
Location!**



PROPERTY INFORMATION

- * Sales Price **\$3.00/sf**
- * Parcel is 8.2 Acres (divisible)
- * Wright County PID's
- * 213-000-183101 - 2019 Taxes \$1,768.00
- * 213-000-184203 - 2019 Taxes \$368.00
- * Zoned: Commercial
- * Great Interstate Visibility
- * Businesses in the area include:
Home Depot, Super Target, Marshall's,
Caribou Coffee, Verizon, Fantastic Sam's,
Von Hanson's Meats, Kwik Trip, Pet Smart,
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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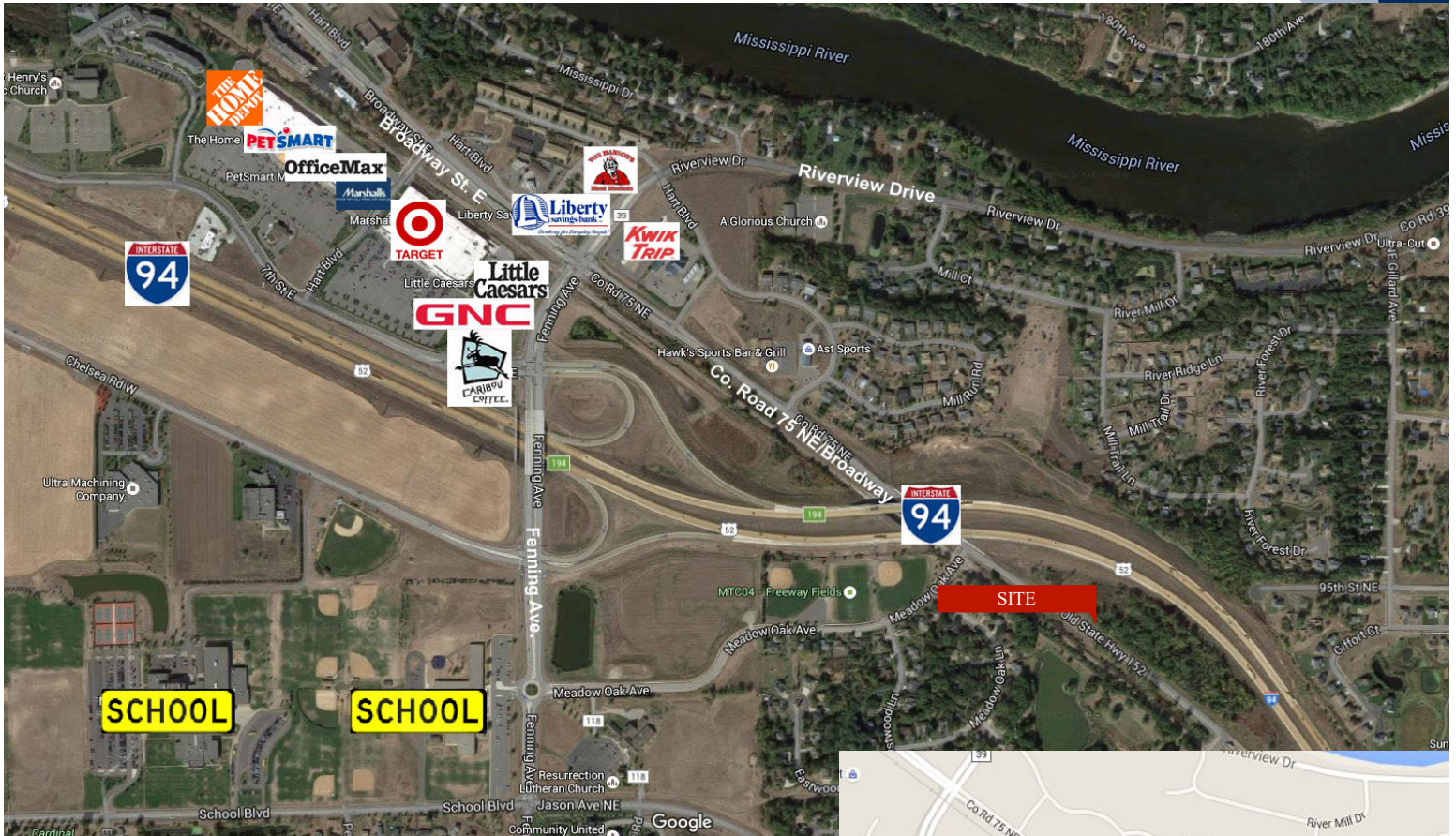
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TRAFFIC COUNTS - 2018

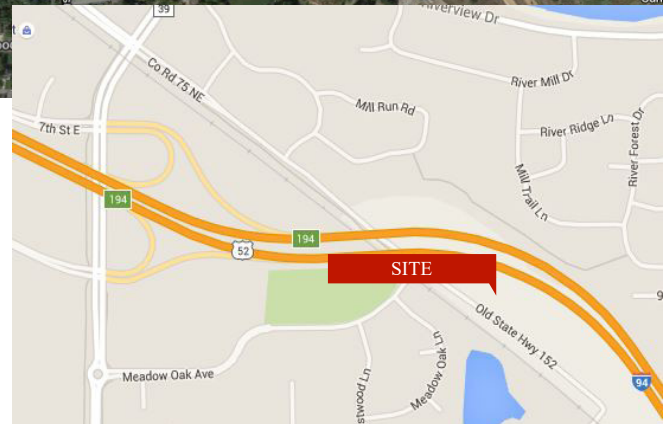
* I-94 - 53,000 VPD

* Broadway Road - 1,150 VPD



PROPERTY INFORMATION

- * Located on South side of I-94
- * North side of Broadway
- * Maple Grove is 25 Minutes East



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