



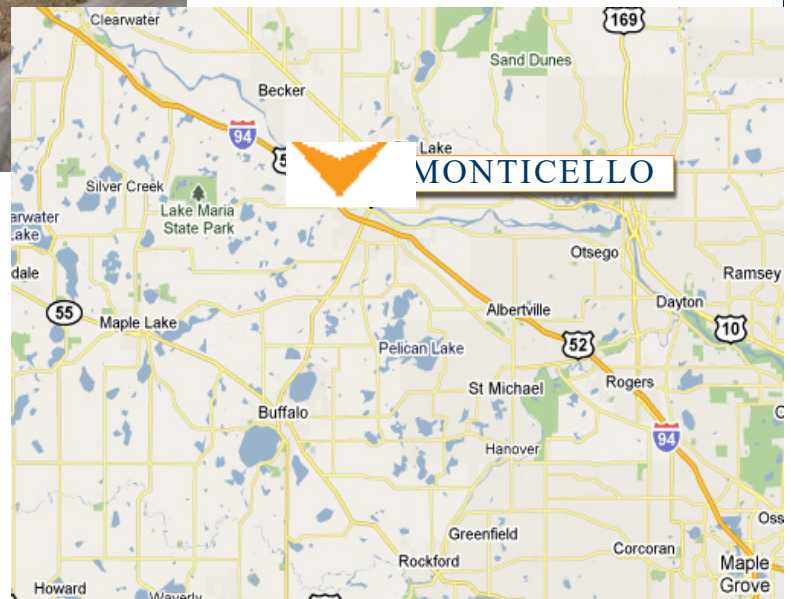
COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Monticello - Commercial Land FOR SALE

1511 Broadway E., Monticello, MN 55362



**Excellent Medical
/ Office Building
Location!**



PROPERTY INFORMATION

- * Sales Price **\$750,000.00**
- * Approximately 1.87 Acres
- * Wright County PID 155-037-001010
- * 2017 Taxes \$6,716.00
- * Easy access to I-94
- * City Fiber Optics
- * Zoning PZ-M Performance Zone Mixed
- * Businesses in the area include: Super Target, Home Depot, Pet Smart, Office Max, Caribou Coffee, the Monticello Hospital Campus and much more!



Contact:
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FOR SALE

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TRAFFIC COUNTS - 2017

* I-94 - 53,000 VPD

* Broadway - 9,300 VPD

* County Road 39 - 8,400 VPD



PROPERTY INFORMATION

- * Great location close to major retail center
- * Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods and Wal-Mart SuperCenter
- * City fiber optics network providing high-speed internet, telephone and cable.



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