



COMMERCIAL REALTY SOLUTIONS  
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# Monticello - Industrial Land FOR SALE

xxx Chelsea Road, Monticello, MN 55362



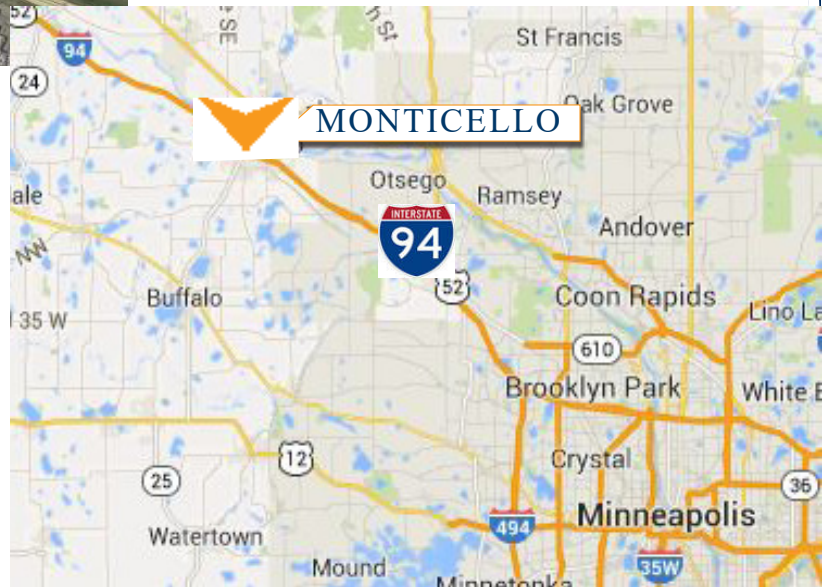
**HUGE PRICE  
REDUCTION**

**Otter Creek Crossing**

**725' of I-94  
Frontage**

## PROPERTY INFORMATION

- \* Sales Price \$3.00/PSF (Plus Assessments)  
Reduced to **\$1.00/psf** (Plus Assessments)
- \* 19 Acre Parcel (Divisible)  
(Additional 9 Acres Available)
- \* Wright County PID 155-171-000030
- \* 2018 Taxes \$832.00
- \* Financing incentives available!
- \* City incentives include TIF and Job Creation Credit
- \* FiberNet Monticello is available
- \* Near Restaurants and Major Retailers
- \* Easy Access to I-94 and Highway 25
- \* Located on Chelsea Road (the primary interconnect for the interchanges)
- \* Zoning is IBC, Industrial Business Campus



**Contact:**  
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## I-94 Visibility



### PROPERTY INFORMATION

- \* Quick and easy access to I-94
- \* Major retailers in the area!
- \* City fiber optics available!

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

### TRAFFIC COUNTS - 2017

- \* I-94 - 56,000 VPD
- \* Highway 25 - 26,500 VPD
- \* Chelsea Road - 3,950 VPD



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**Great Interstate Frontage**



**Suburban Manufacturing**

**Adjoining property Owner's**



**Dahlheimer Distributing**



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