

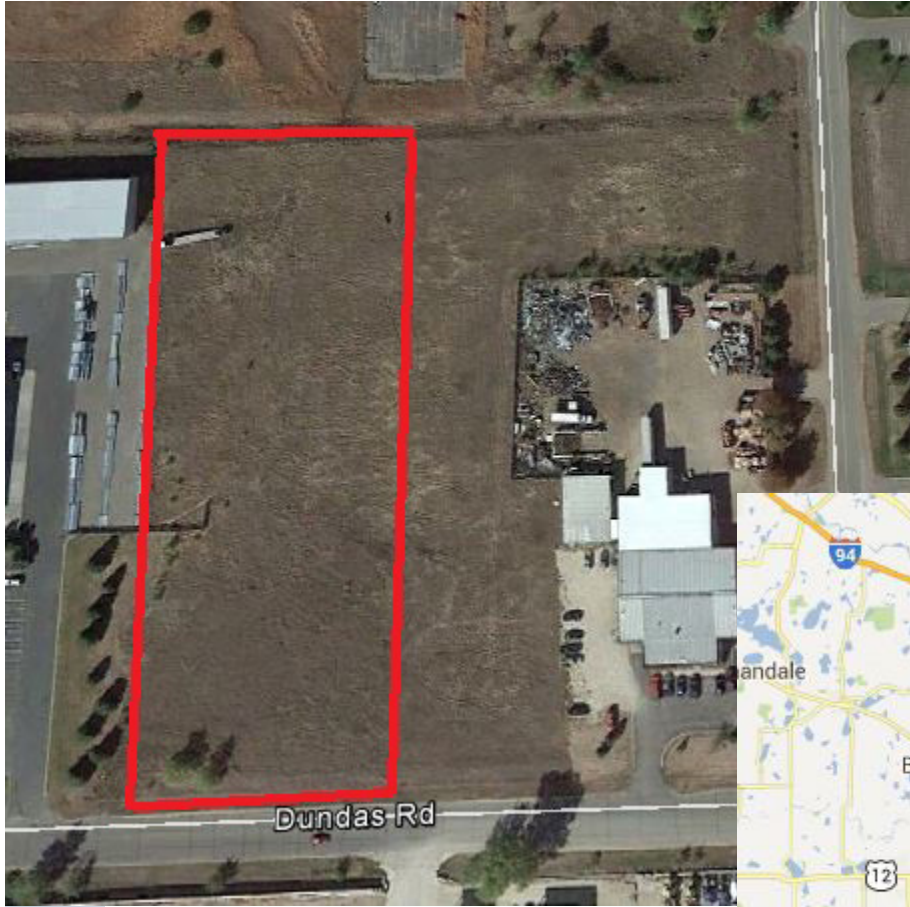


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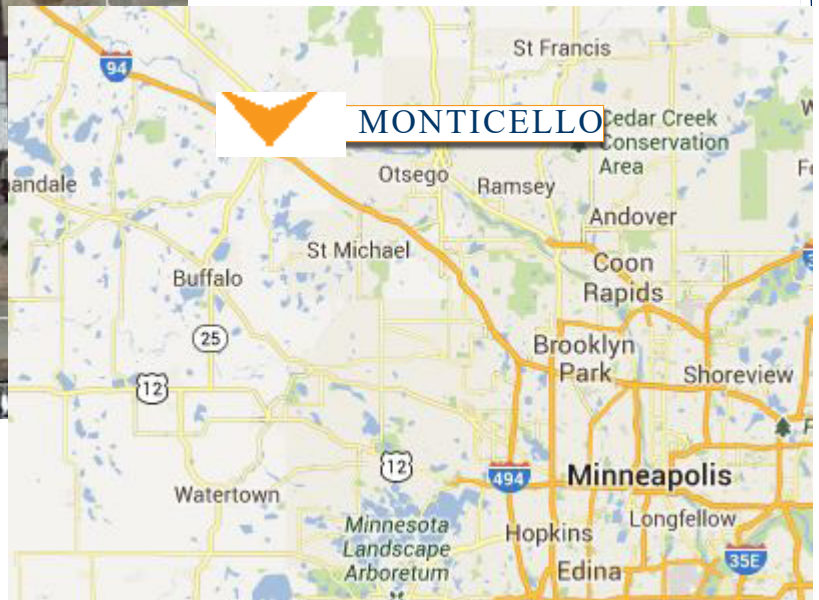
Monticello - Industrial Land

FOR SALE

xxx E. Dundas Road, Monticello, MN 55362



**Outdoor Storage
Allowed by CUP**



PROPERTY INFORMATION

- * Sales Price **\$3.00/psf**
- * 3.0 Acre Parcel
- * Wright County PID 155-018-002070
- * 2017 Taxes \$5,686.00
- * Zoned: I-2 Industrial District
- * Businesses in the area include: Arby's, McDonald's, Home Depot, Target, Pet Smart, Premier Bank, Best Western 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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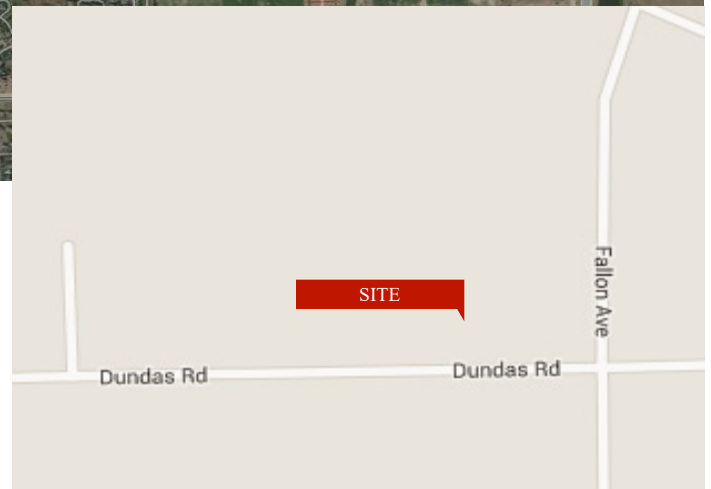
TRAFFIC COUNTS - 2017

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



PROPERTY INFORMATION

- * Located South of I-94 and East of Hwy 25
- * Near the Soon to be Constructed FleetFarm
- * Near lots of shopping and services



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Steel
Buildings
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