



COMMERCIAL REALTY SOLUTIONS

Monticello - Small Business Park

LOTS FOR SALE

xxx Dundas Road, Monticello, MN 55362



Also Space
For Lease!



PROPERTY INFORMATION

- * PRICED BETWEEN **\$169,900 - \$189,900**
- * 8 Sites Available
- * Also Space for Lease at **\$12.00/psf** Modified Gross
- * Zoning is I-2 Heavy Industrial
- * Wright County PID 155-018-003020
- * 2019 Taxes \$6,126.00
- * All streets and utilities are installed
- * Pad ready lots accommodate buildings to 6,972/sf
- * Near Restaurants and Major Retailers
- * Quick Access to I-94 and Highway 25
- * City Incentives for Job Creation

Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

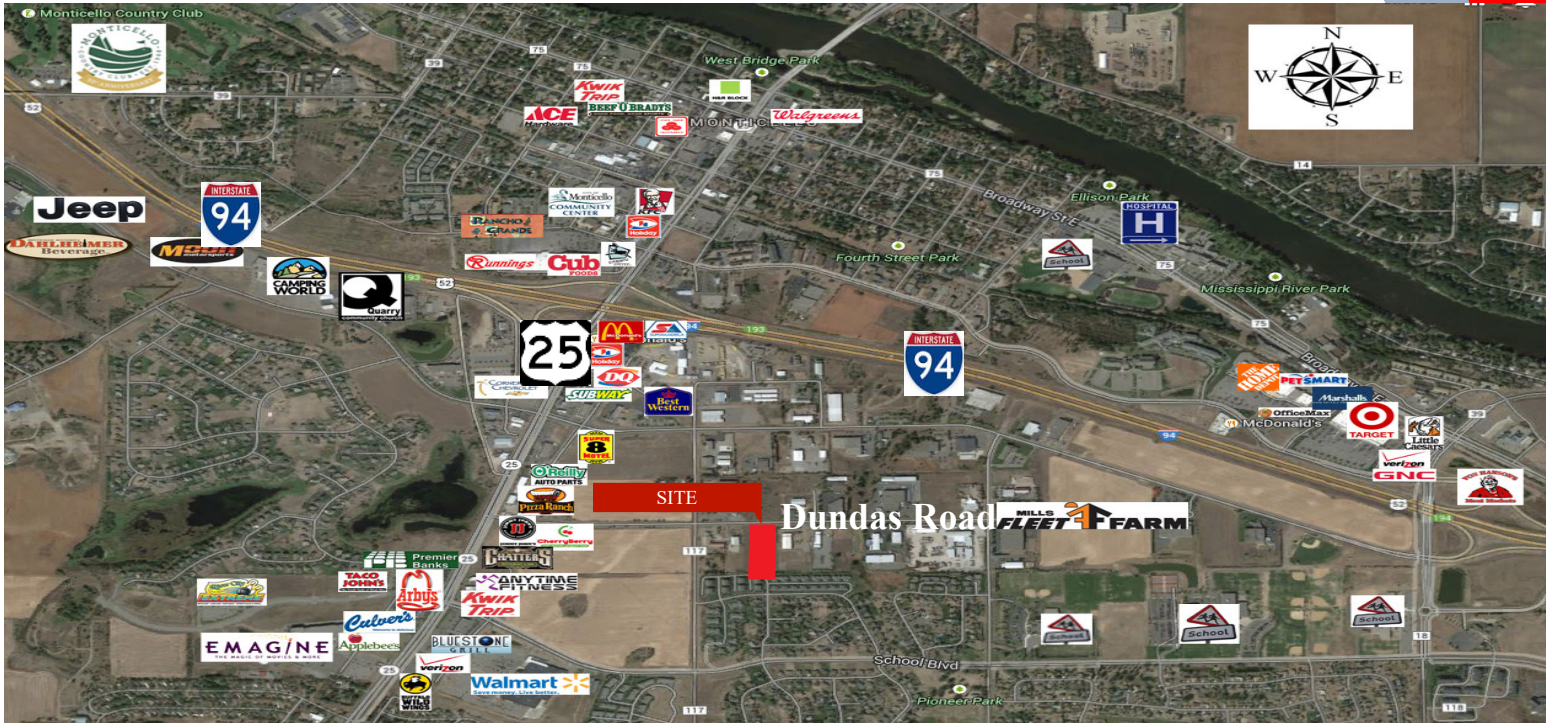
www.commrealtysolutions.com

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xxx Dundas Road, Monticello, MN 55362

Quick Access
to I-94



PROPERTY INFORMATION

- * Quick and easy access to I-94 and Highway 25
- * Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods, new FleetFarm and Wal-Mart SuperCenter
- * 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

TRAFFIC COUNTS - 2016

- * Highway 25 - 26,000 VPD
- * I-94 - 56,000 VPD

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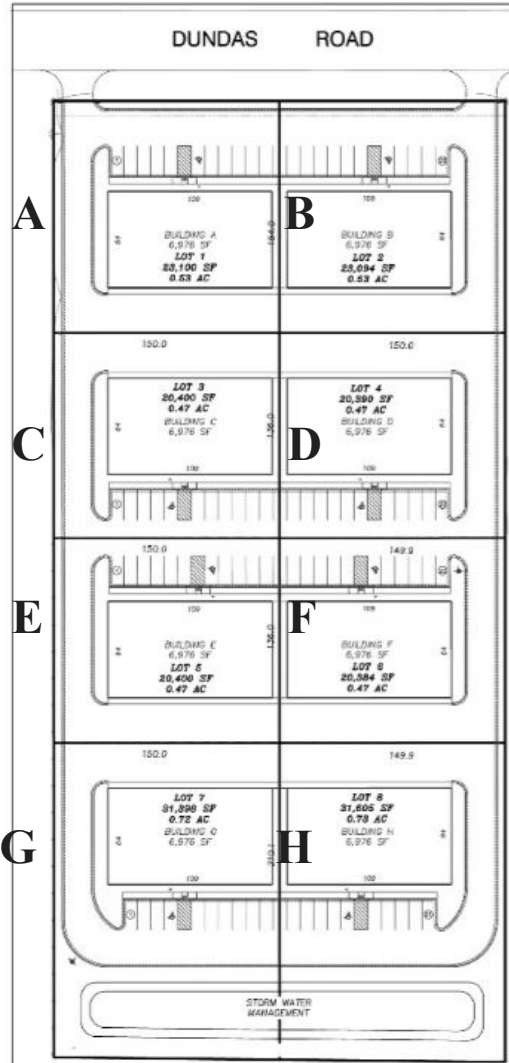
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Concept Plan



PROPERTY INFORMATION

* A: Lot 23,100/sf = .53 Acre

* B: Lot 23,094/sf = .53 Acre

* C: Lot 20,400/sf = .47 Acre

* D: Lot 20,390/sf = .47 Acre

* E: Lot 20,400/sf = .47 Acre

* F: Lot 20,384/sf = .47 Acre

* G: Lot 31,398/sf = .72 Acre

* H: Lot 31,605/sf = .73 Acre



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Pad ready sites will accommodate buildings to 6,976sf (Buildings as shown, size can vary.)

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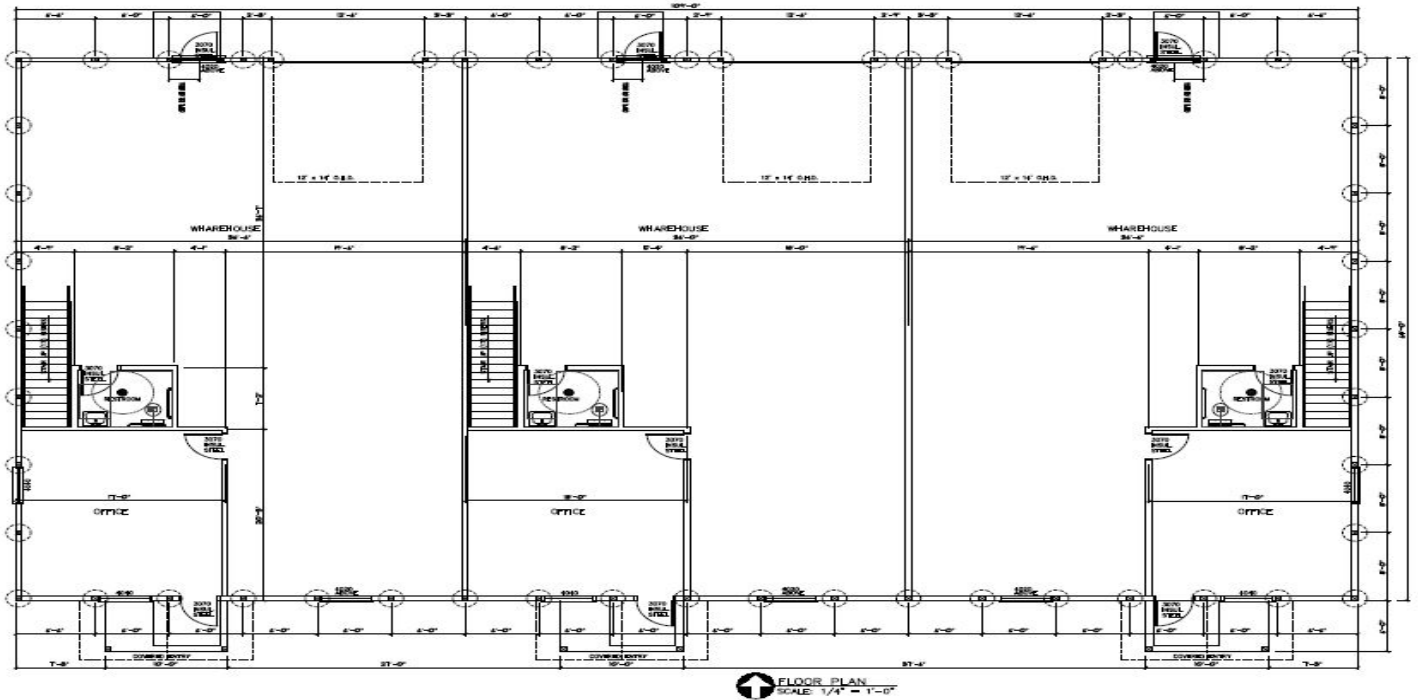
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Concept Plan
(Buildings as shown, size can vary)



PROPERTY INFORMATION

- * Space for Lease: 2,300/sf - 6,976/sf
- * 3-Phase Power
- * 14' Overhead Doors
- * Utilities metered separately
- * Great for Office, Warehouse, Industrial or a MANCAVE!

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