



COMMERCIAL REALTY SOLUTIONS  
www.commrealtysolutions.com

# Monticello - Commercial Land FOR SALE

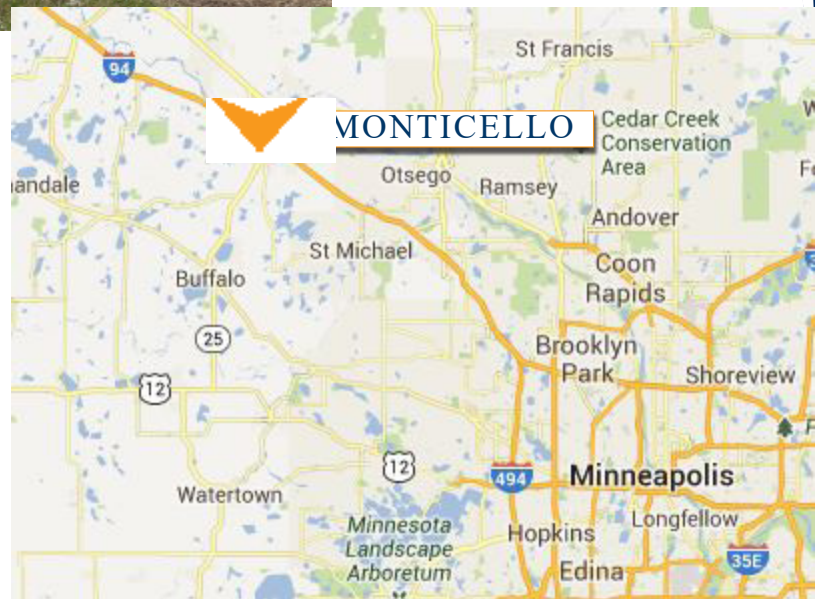
Highway 25 South, Monticello, MN 55362



**Highway 25  
By Future Chester  
Street Intersection  
Corner Lots Available**

## PROPERTY INFORMATION

- \* **\$4.00/psf - \$10.00/psf**
- \* 44.26 Acres (divisible)
- \* 1,100' of Highway 25 Frontage
- \* Wright County PID 213-100-221200
- \* 2017 Taxes \$3,544.00
- \* Great location on Highway 25
- \* Zoning TBD
- \* Major retailers in the area include:  
Wal-Mart Supercenter, Buffalo Wild Wings,  
River City Extreme, Applebee's, Muller  
Theatre and more.
- \* City fiber optics network providing high-  
speed internet, telephone, and cable.



**Contact:  
WAYNE ELAM  
(763) 229-4982**

**WElam@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

# Monticello - Commercial Land FOR SALE

xxx Highway 25, Monticello, MN 55362

## Traffic Counts - 2017

\* Highway 25 - 27,500 VPD

\* I-94 - 53,000 VPD



## PROPERTY INFORMATION

\* 44.26 Acres (Divisible)

\* Well established area

\* Located on Highway 25

\* City incentives available

\* City Utilities

Monticello Demographics			
Demographics - 2015	1-Mile	3-Mile	5-Mile
Population	6,523	17,185	36,142
Average Age	38	39	40
Average Household Inc.	\$ 55,839	\$ 54,364	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 49,428	\$ 52,978

Contact:

**WAYNE ELAM**

**(763) 229-4982**

[WElam@commrealtysolutions.com](mailto:WElam@commrealtysolutions.com)



3 Highway 55 West, Buffalo, MN 55313

cell 763 229 4982

office 763 682 2400

fax 763 682 4524

[www.commrealtysolutions.com](http://www.commrealtysolutions.com)

