



COMMERCIAL REALTY SOLUTIONS
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Monticello - Commercial Land FOR SALE

E. 7th Street, Monticello, MN 55362



**I-94
Frontage!**

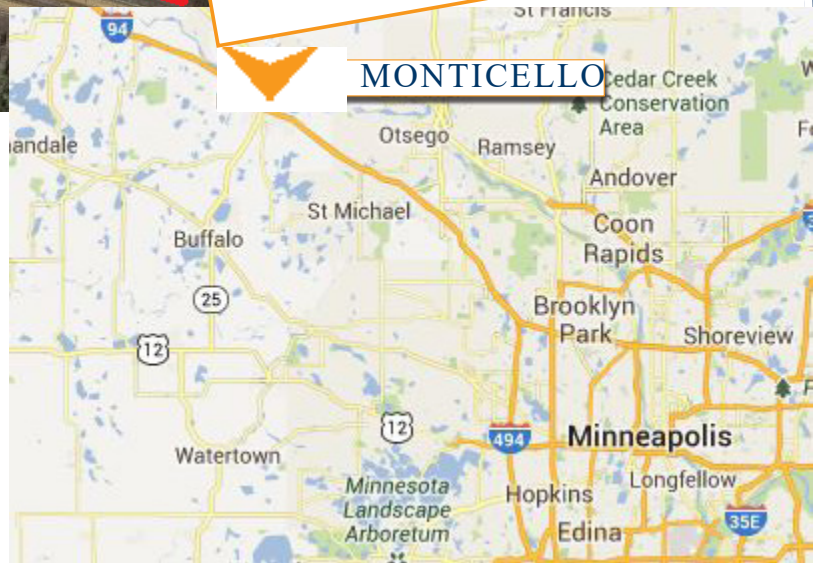
PRICE REDUCED

PROPERTY INFORMATION

* Priced at **\$8.00/PSF**

Reduced to **\$6.00/psf**

- * Land Size +/- 12.87 Acres (Divisible)
- * Wright County
- * PID 155-029-002090 2017 Taxes \$ 1,788.00
- * PID 155-029-002100 2017 Taxes \$ 1,724.00
- * PID 155-029-002110 2017 Taxes \$ 1,654.00
- * PID 155-029-002120 2017 Taxes \$ 2,634.00
- * PID 155-029-002130 2017 Taxes \$ 3,278.00
- * Freeway Frontage - 982'
- * Zoning is IBC (Industrial/Bs. Campus District (The Comprehensive Plan has property guided to Commercial zoning.)
- * 7th Street connects the two interchanges in Monticello



Contact:

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



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

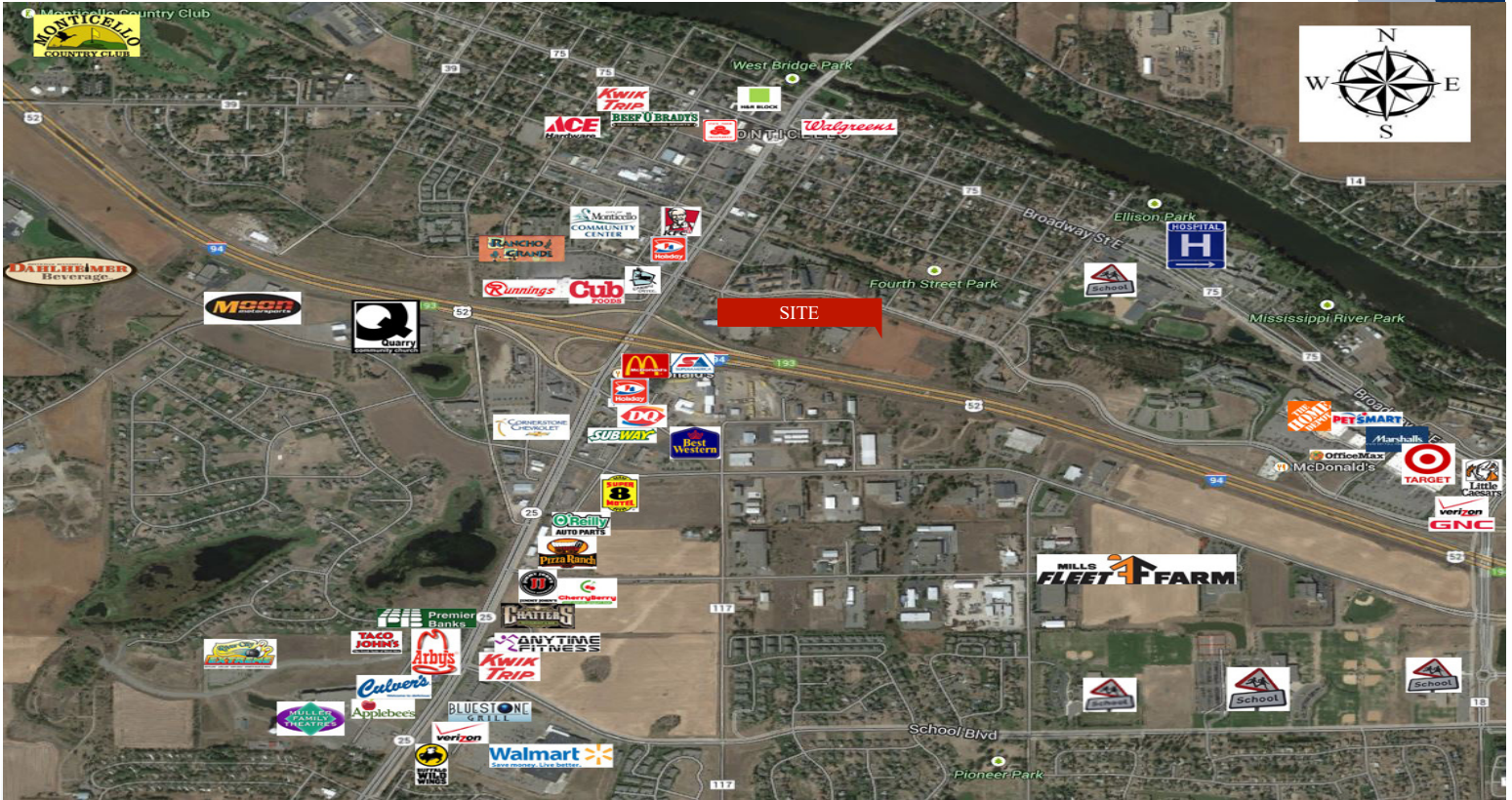
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TRAFFIC COUNTS - 2017

- * I-94 - 54,000 VPD
- * Highway 25 - 27,500 VPD
- * 7th Street - 5,100 VPD



PROPERTY INFORMATION

- * Great visibility from I-94 with quick and easy access!
- * Located on the same street as Super Target, Home Depot, Office Max PetSmart and Marshall's.
- * Signage available on I-94
- * Major retailers in the area: 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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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



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FOR SALE

E. 7th Street, Monticello, MN 55362

12.87 +/- Acres
DIVISIBLE



PROPERTY INFORMATION

- * \$4.00/psf
- * 982' of I-94 Frontage
- * Signage available on I-94
- * High Visibility on I-94
- * Utilities at 7th Street



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