



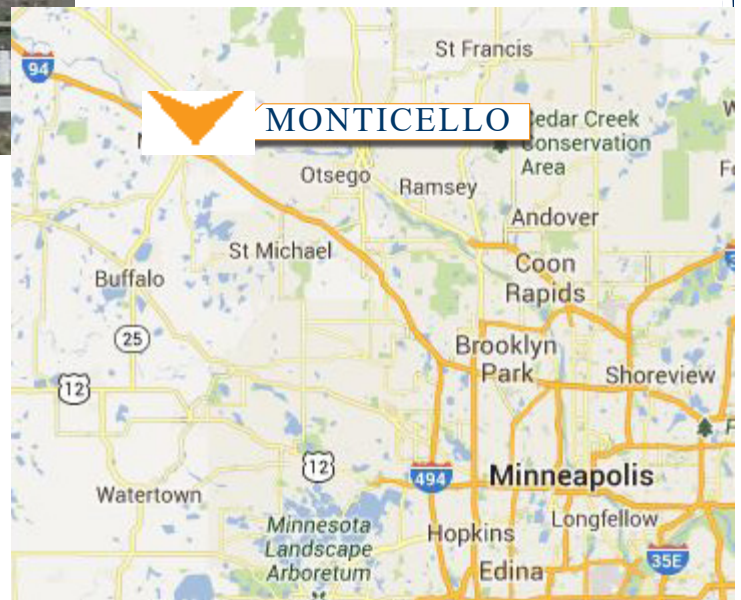
COMMERCIAL REALTY SOLUTIONS  
www.commrealtysolutions.com

# 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
- \* 2018 Taxes \$5,792.00
- \* 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](mailto:WElam@commrealtysolutions.com)

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

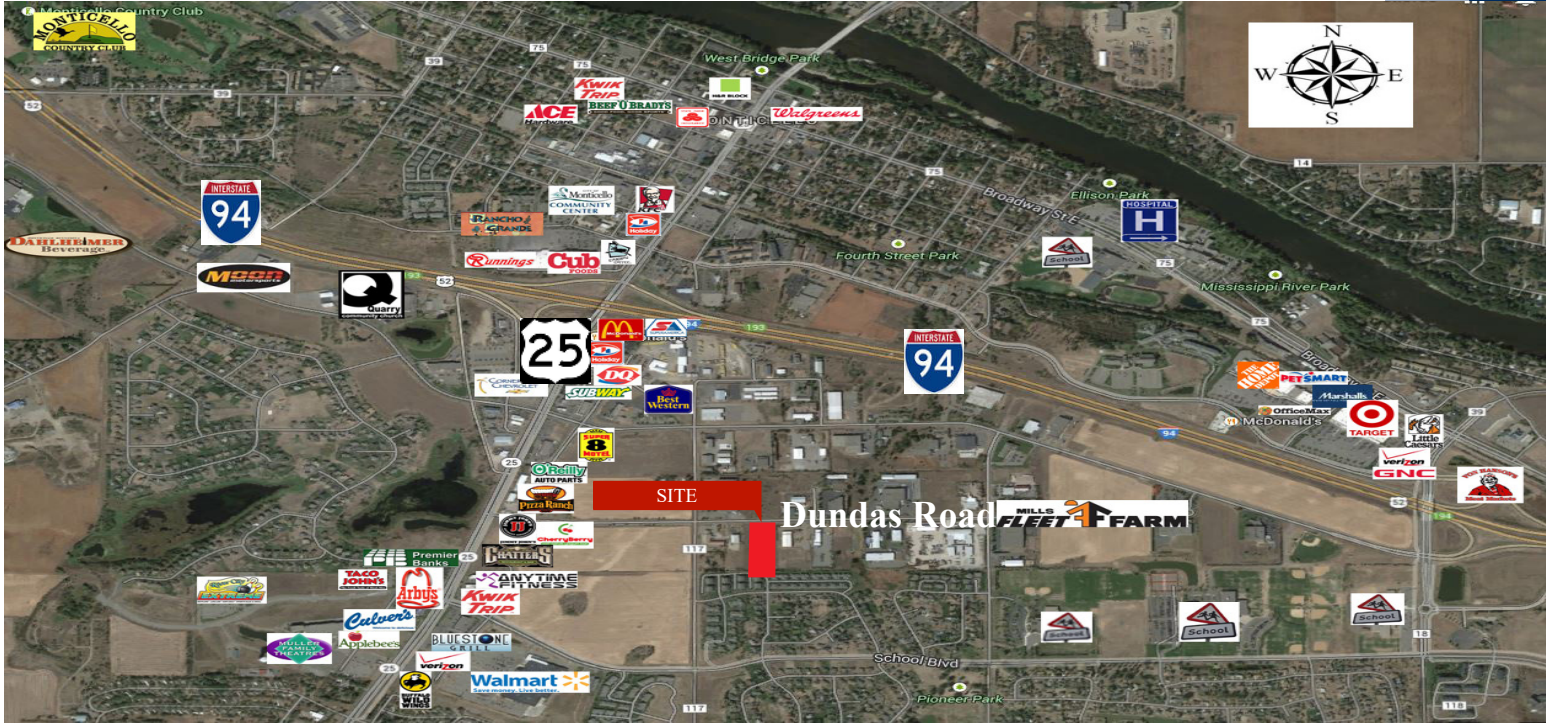
[www.commrealtysolutions.com](http://www.commrealtysolutions.com)

# Monticello - Small Business Park

# FOR SALE

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 - 2015	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

Contact:

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

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



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

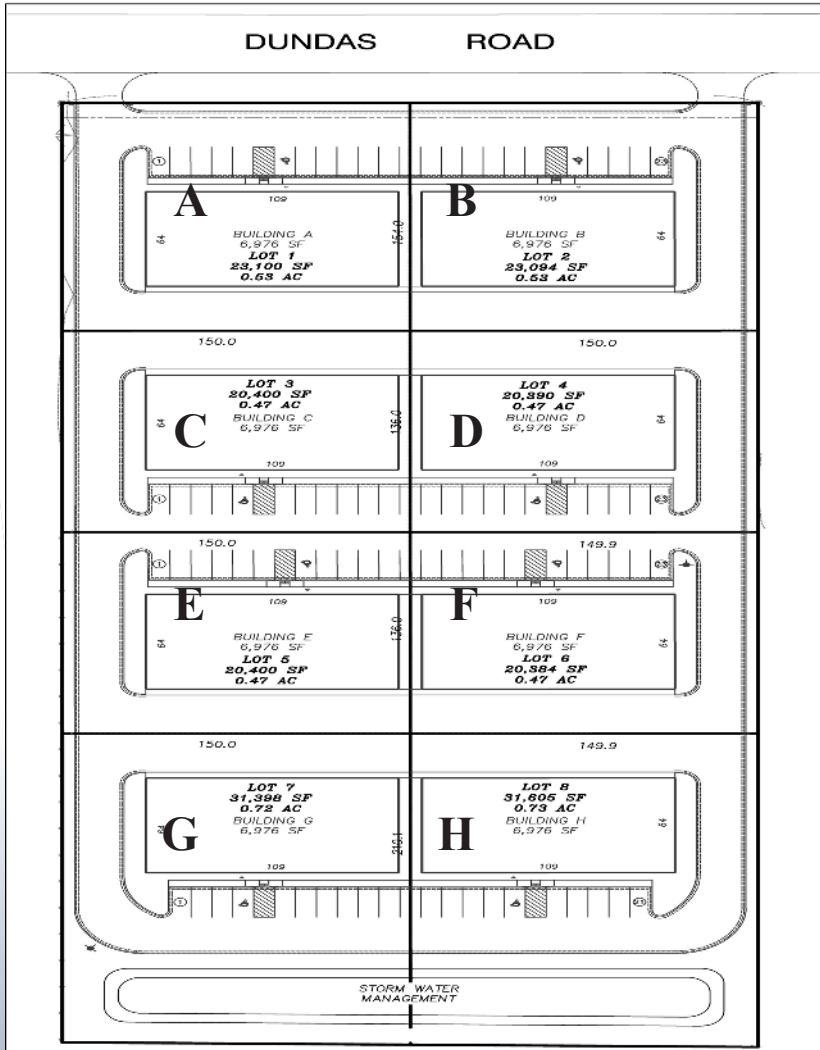
[www.commrealtysolutions.com](http://www.commrealtysolutions.com)

# Monticello - Small Business Park

# FOR SALE

xxx Dundas Road, Monticello, MN 55362

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

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



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

# Monticello - Small Business Park

# FOR SALE

xxx Dundas Road, Monticello, MN 55362

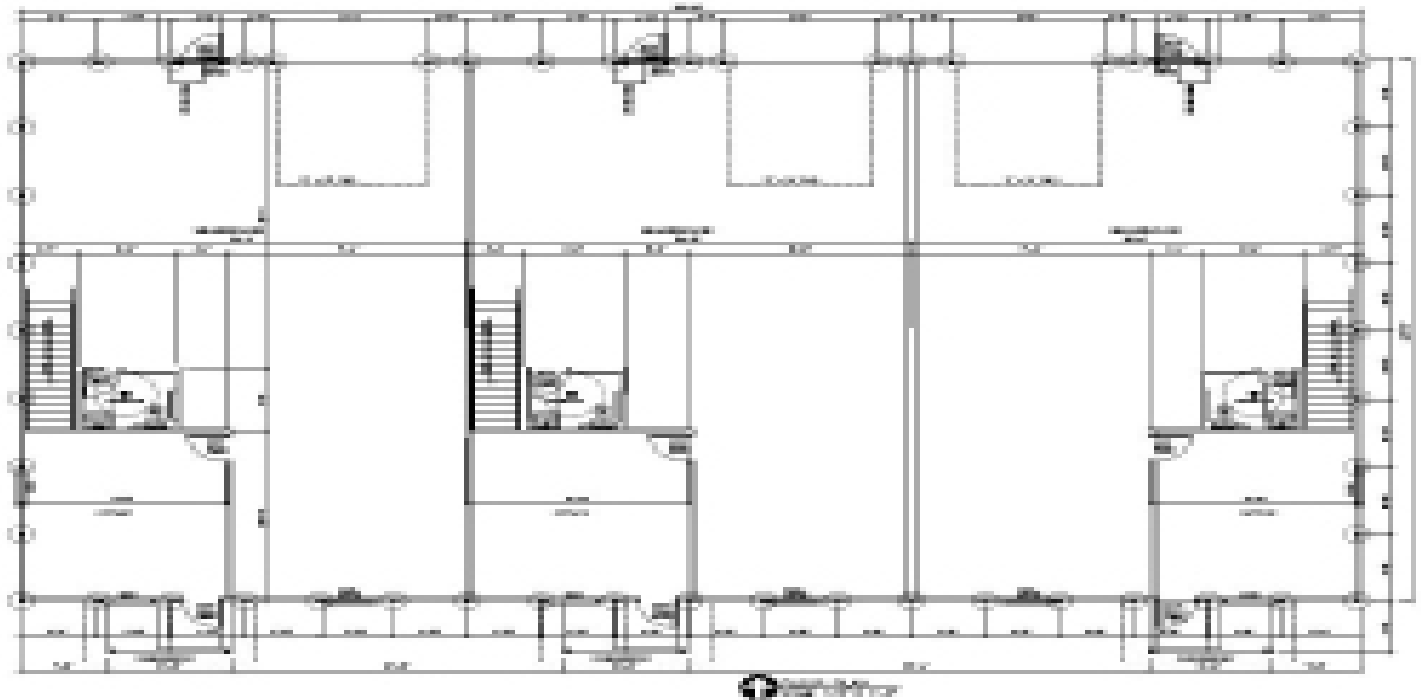
**Concept Plan**  
(Buildings as shown, size  
can vary)



FRONT ELEVATION



REAR ELEVATION



## 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!



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