



COMMERCIAL REALTY SOLUTIONS
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Monticello - Industrial Land LAND FOR SALE

xxx Dundas Road, Monticello, MN 55362



**PRICE
REDUCED!**

PROPERTY INFORMATION

* PRICING ~~\$3.25/PSF~~ REDUCED TO

\$2.75/PSF

- * 4.4 Acres
- * Zoning is I-2 Heavy Industrial
- * Wright County PID 155-018-003020
- * 2018 Taxes \$5,792.00
- * All streets and utilities are installed
- * Near Restaurants and Major Retailers
- * Quick Access to I-94 and Highway 25
- * City Incentives for Job Creation



Contact:
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3 Highway 55 West, Buffalo, MN 55313

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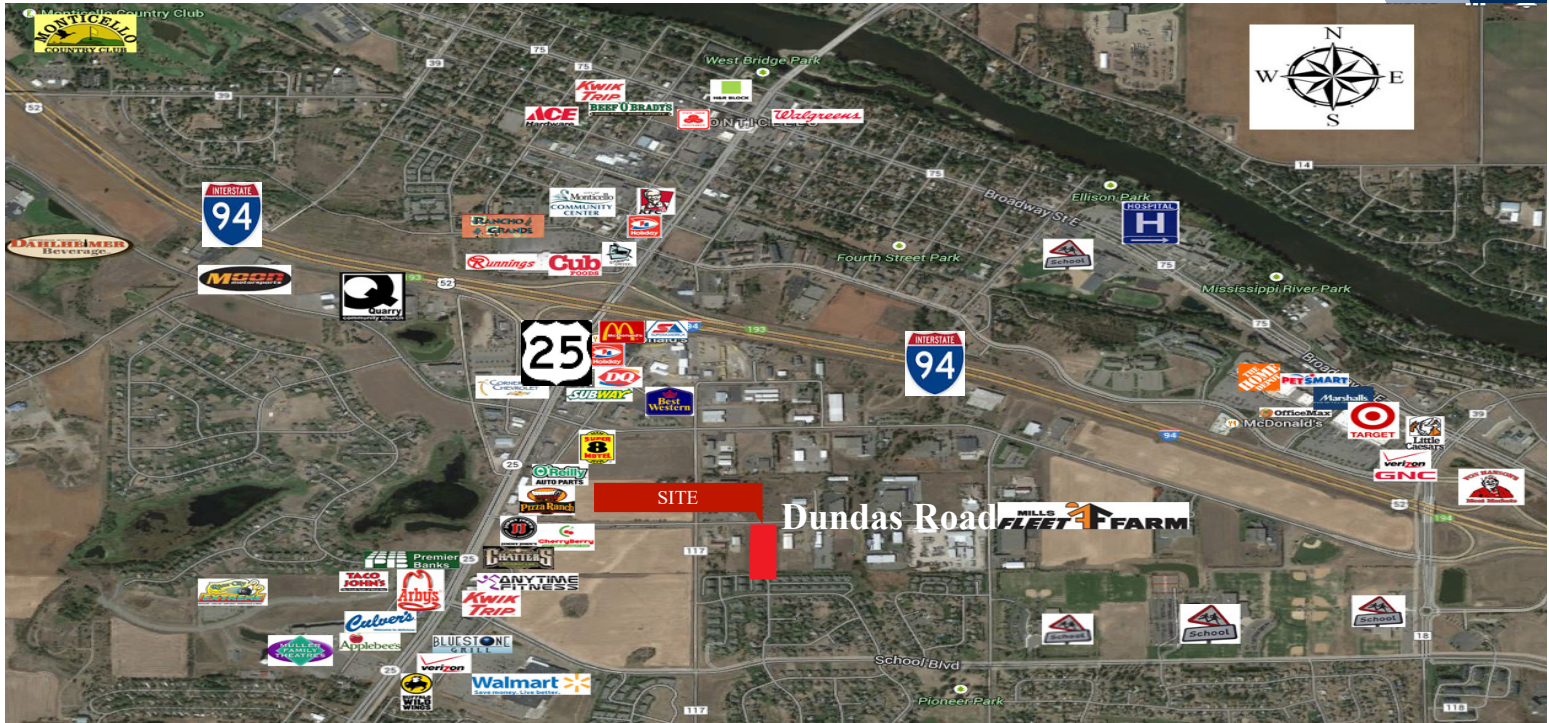
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Monticello - Small Business Park

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.

TRAFFIC COUNTS - 2017

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

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