



**COMMERCIAL REALTY SOLUTIONS**  
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# Monticello - Commercial Land **FOR SALE**

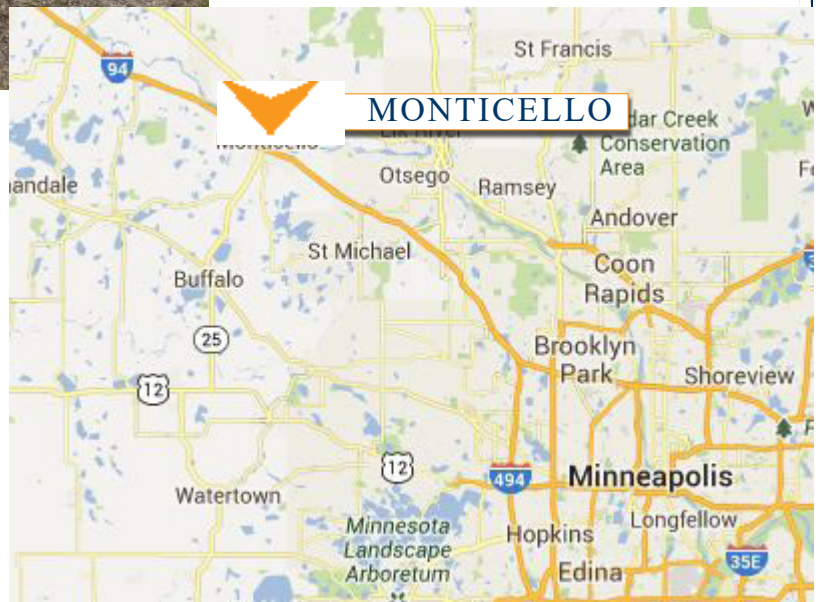
xxx Deegan Ave., Monticello, MN 55362



**Highway 25  
Visibility!**

## **PROPERTY INFORMATION**

- \* **SALES PRICE \$9.00/PSF**
- \* 1.16 Acre Parcel
- \* Wright County PID 155-174-001021
- \* 2018 Taxes \$6,442.00
- \* Zoning: B-4 Regional Business
- \* Quick and Easy access to Highway 25
- \* Major retailers in the area include Wal-Mart Supercenter, Arby's, Taco John, River City Extreme, Muller Theater, Applebee's, Premier Bank, Tire's Plus, Buffalo Wild Wings and much more . . . .



**Contact:**

**WAYNE ELAM**  
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## TRAFFIC COUNTS - 2017

\* Highway 25 - 24,500 VPD

\* I-94 - 53,000 VPD



### PROPERTY INFORMATION

- \* Quick and easy access to Highway 25
- \* 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	\$ 54,364	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 49,428	\$ 52,978

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Great Highway  
25 Visibility!



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