



COMMERCIAL REALTY SOLUTIONS
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Monticello - Commercial Land

FOR SALE

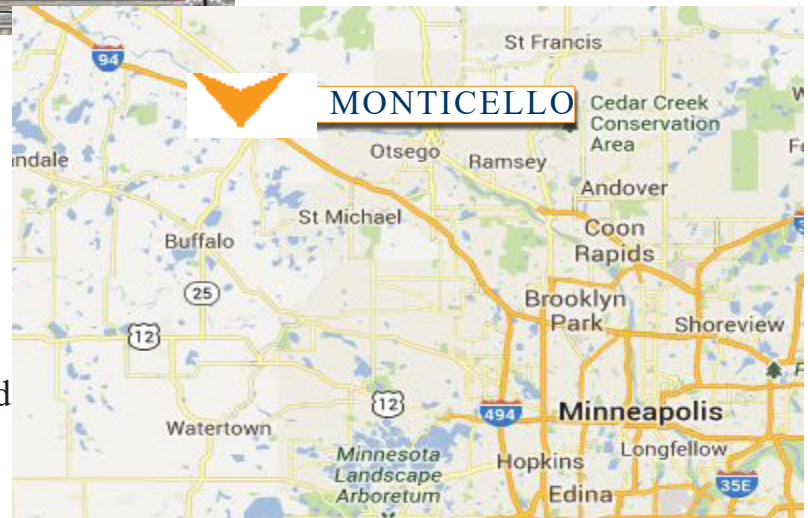
xxx School Blvd E., Monticello, MN 55362



Adjacent to
Aldi's, Super
WalMart, Dollar
Tree and Goodwill

PROPERTY INFORMATION

- * Sales Price **\$6.00 - \$10.00/psf**
- * Parcel is 41.15 Acres (Divisible)
- * Wright County PID's
- * 155-227-000010 2017 Taxes \$7,534.00
- * 155-098-000030 2017 Taxes \$15,928.00
- * Zoned: B-4 Regional Business District
- * City fiber optics network providing high-speed internet, telephone and cable.
- * Growing and progressive community!
- * Great place to live, work and play!
- * Businesses in the area include:
River City Extreme, Mueller Theater, Taco John's, Applebee's, Culver's, Premier Bank, WalMart Super Center, Aldi's, Buffalo Wild Wings and much more!



Contact:

WAYNE ELAM
(763) 229-4982



WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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TRAFFIC COUNTS - 2017

* I-94 - 53,000 VPD

**Minutes from
I-94!**



PROPERTY INFORMATION

- * Located East of Highway 25 on School Blvd. Property on the North Side of the road.
- * South side of I-94
- * Just 20 Minutes from Maple Grove



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