



COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Land xx Nelson Ave., Montrose 55363



**PRICE REDUCED**

## PROPERTY INFORMATION

- \* Sales Price \$3.75/psf  
Reduced to \$2.95/psf
- \* Lot is 3.52 Acres
- \* Wright County PID's
  - 112-028-001022 - 2018 Taxes \$1,810.00 (1.469 Ac)
  - 112-028-001020 - 2018 Taxes \$1,270.00 (.60 Ac)
  - 112-028-001021 - 2018 Taxes \$2,506.00 (1.46 Ac)
- \* Zoned: B-2 Highway Business District
- \* Highway Frontage and Access
- \* Businesses in the area include:  
Casey's, Snap Fitness, O'Brothers Wine & Spirits, Citizen's State Bank, Craft Pattern & Mold, Montrose Elementary School, St. Paul's and Trinity Lutheran Church, Red's Cafe, USPS, Jacque B's Kitchen & Cocktails, and more . . .



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**TRAFFIC COUNTS - 2017**  
\* Highway 12 - 11,800 VPD  
\* Highway 25 - 2,800 VPD

## PROPERTY INFORMATION

- \* Located North side of Highway 12
- \* Highway 7 is 15 Miles South
- \* I-494 is located 25 Miles East
- \* Highway Frontage
- \* Easy Highway Access



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