



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 - 2019 Taxes \$1,836.00 (1.469 Ac)

112-028-001020 - 2019 Taxes \$1,274.00 (.60 Ac)

112-028-001021 - 2019 Taxes \$2,516.00 (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 . . .



Contact:
WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com



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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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