



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Land



SITE

MONTICELLO

Commercial Land

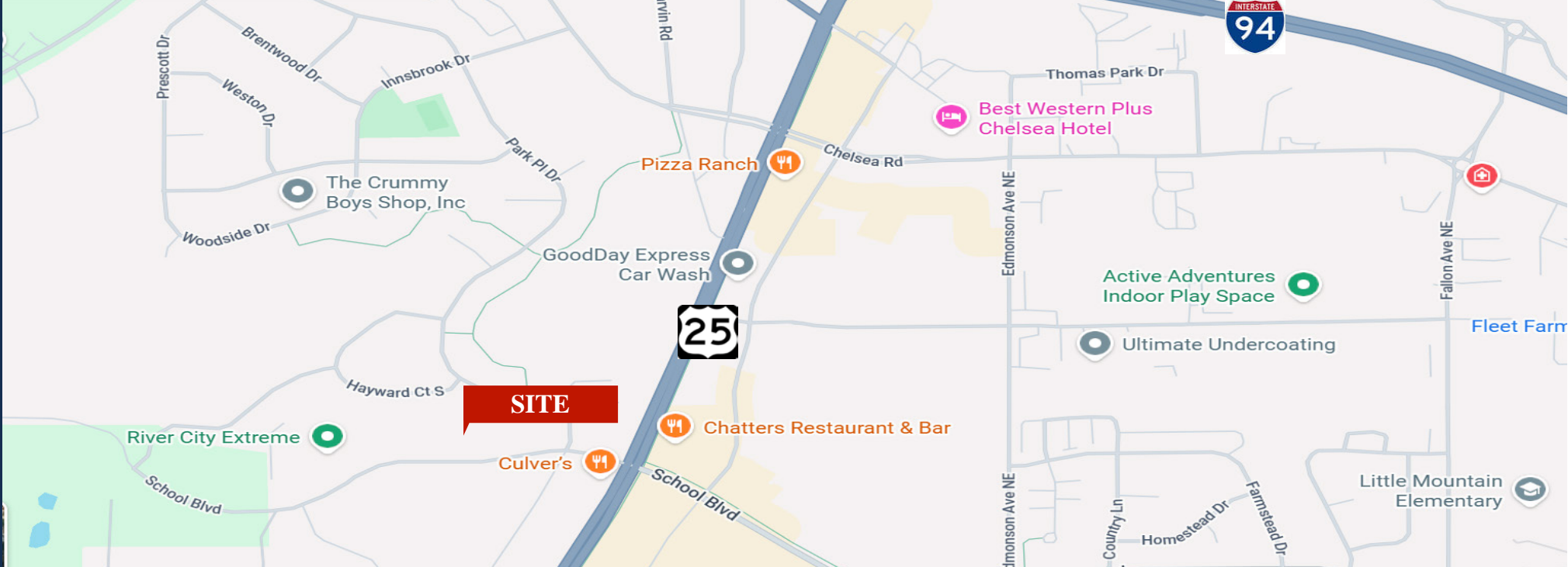
Sales Price: \$429,000

Lot Size: 2.01 Acres

xxx School Blvd, Monticello, MN 55362

Joseph Elam, Broker
320.282.8410
JElam@Crs-Mn.com

Wayne Elam, Broker
763.229.4982
WElam@Crs-Mn.com



PROPERTY LOCATION

- * Quick Access to I-94
- * West of Highway 25
- * Adjacent to River City Extreme Entertainment Complex
- * Businesses in the Area:

River City Extreme, Taco John's, Culver's, Premier Bank, Buffalo Wild Wings, Walmart Supercenter, Applebee's, Emagine Monticello, Aldi's, Aspen Dental, KwikTrip, Sherwin Williams and many more.

TRAFFIC COUNTS - 2025

- * I-94 - 44,307 VPD
- * Highway 25 - 15,009 VPD



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PROPERTY OVERVIEW

xxx School Blvd, Monticello, MN

Sales Price

\$429,000.00

| | |
|------------|---|
| Lot Size | 2.01 Acres (Additional 2.57 Acres Available) |
| County | Wright |
| PID | 155-260-001020 |
| 2026 Taxes | \$8,884.00 |
| Zoned | B4 - Business District |
| Other | <ul style="list-style-type: none">* Great Location for hotels, medical, or entertainment* High Visibility Land Parcel* Convenient Access to Major Transportation Corridors* Strategically located near established businesses and residential neighborhoods* Area has strong demographics and continued area expansion* Utilities are available nearby |

ABOUT MONTICELLO

Monticello is more than a city, it's a community. If you are thinking of long-term growth, quality of life, and access to markets, Monticello is the perfect location.

The city sits along Interstate 94 between the Twin Cities and St. Cloud, giving businesses easy highway access for customers, suppliers, and commuters.

The City of Monticello actively supports economic growth with things like Tax Increment Financing (TIF), small city economic development loans, tax abatement options, and revolving loan funds – which can lower startup costs or help with expansion.

Monticello has a skilled labor pool and a working population with solid median household income, and it's within commuting distance of regional institutions like St. Cloud State University.

Combining a “small-town feel” with access to larger markets, Monticello can be ideal for businesses like retail shops, restaurants, professional services, manufacturing, or specialized local service.

This community is positioned as a regional hub for shopping, services, and recreation, not just a small town.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.