



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Property



MONTICELLO

Commercial Property

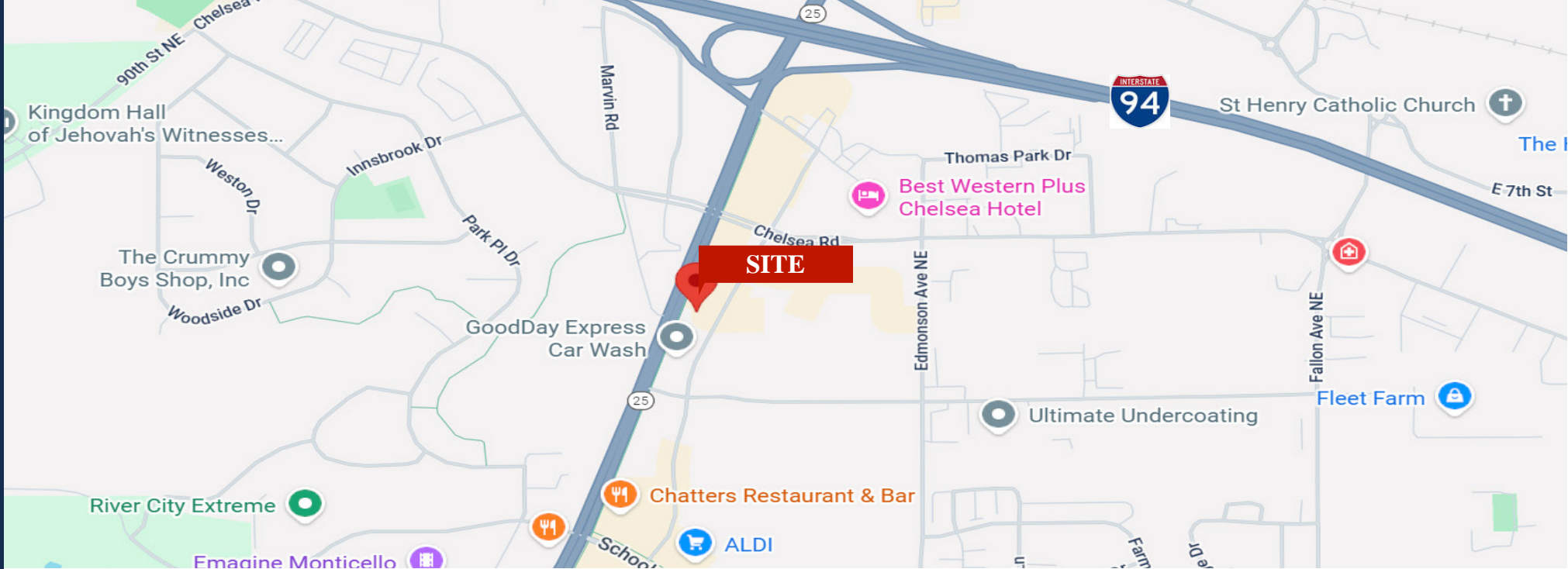
Sale Price: \$1,395,000.00

Building Size: 7,994/sf

1260 Hwy 25 S, Monticello, MN 55362

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PROPERTY LOCATION

- * Great Location with direct access to Hwy 25 and Cedar St.
- * Quick Access to I-94
- * High Visibililty Location
- * Flexible B3 Zoning
- * Businesses in the Area:
 Pizza Ranch, O'Reilly's Auto Parts, Pomp's Tire Service,
 Good Day Carwash, Sherburne State Bank, Auto Zone,
 Dairy Queen Grill & Chill, Jimmy John's,
 Cornerstone Chevrolet and more.

TRAFFIC COUNTS - 2025

- * I-94 - 57,740 VPD
- * Highway 25 - 23,957 VPD
- * Cedar Street - 4,310 VPD



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PROPERTY OVERVIEW

1260 Hwy 25 S, Monticello, MN

Sales Price

\$1,395,000.00

Building Size | 7,994/sf (Two-Story Building)

Lot Size | 0.946 Acres

County | Wright

PID | 155-032-001-040

2026 Taxes | \$17,410.00

Zoned | B3 - Business District

Tenant | Single

Year Built | 1952

Floors | Two (2)

Parking Spaces | 37

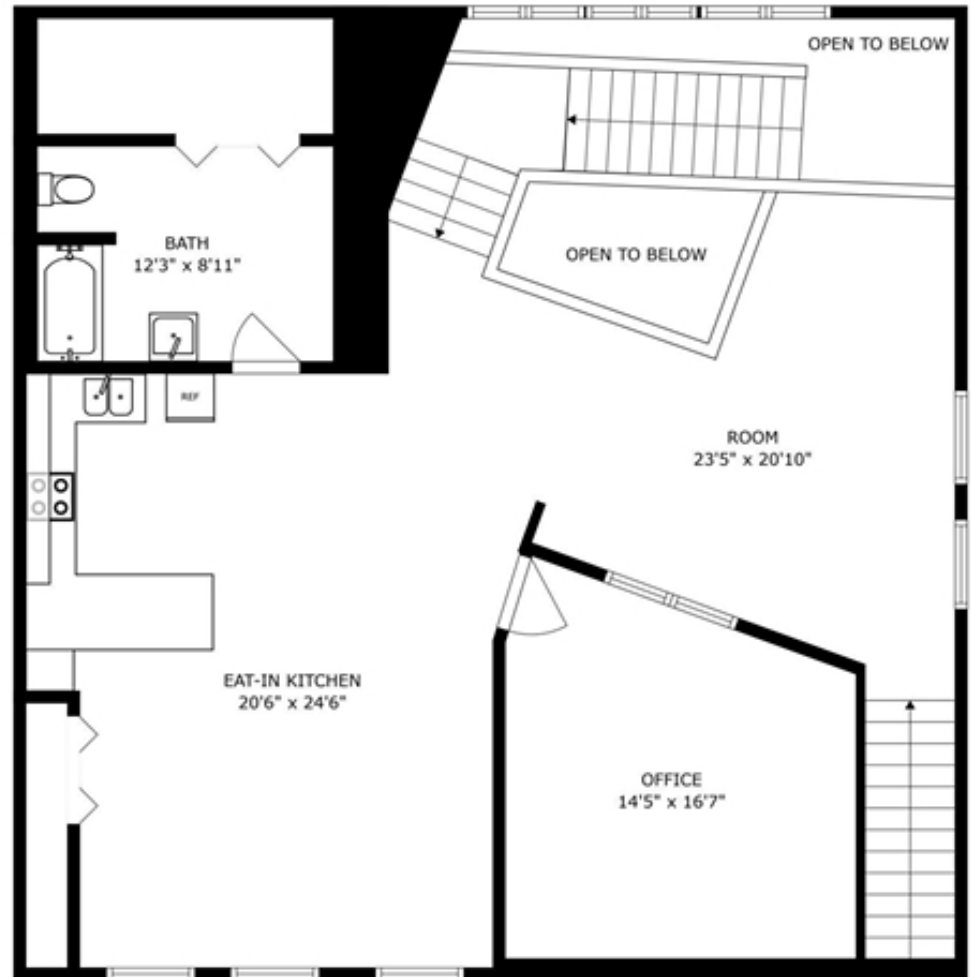


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FLOOR PLAN - Second Floor

PROPERTY INFORMATION

- * Private Employee Restroom upstairs
- * 2nd Floor Break Room and office space
- * Private Office
- * Open Mezzanine at Stairway
- * Rear Steps to Lower Level
- * TDS Networking
- * Alarm System



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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INTERIOR



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EXTERIOR



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EXTERIOR



PROPERTY INFORMATION

- * HVAC - Forced Air
- * Electrical - 400 AMP 240/120 3 Phase 4w
- * (1) Overhead Door 8'6" tall x 12' wide
- * (1) Drive-In
- * Clear Height - 9'2"

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