



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Land



MONTROSE

Commercial Land

Sales Price: \$3.75/psf Reduced \$2.95/psf

3.52 Acres

xx Nelson Ave, Montrose, MN 55363

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

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

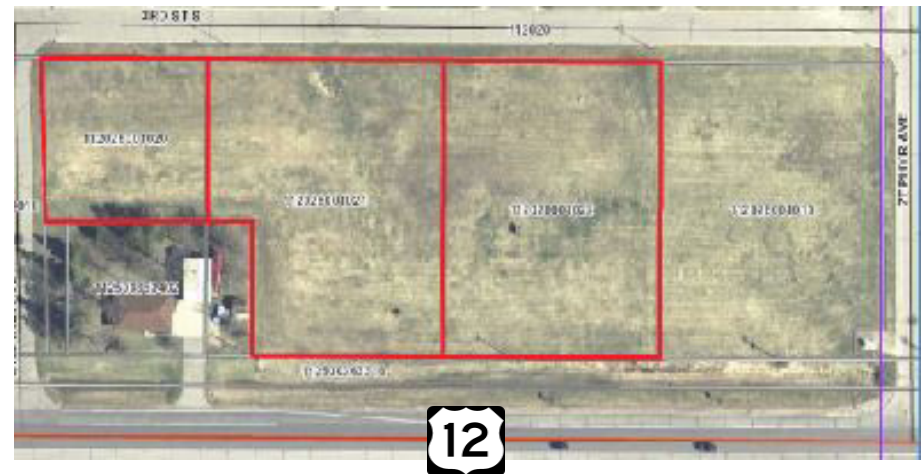


PROPERTY LOCATION

- * Located North Side of Highway 12
- * Highway 7 is 15 Miles South
- * I-494 is located 25 Miles East
- * Businesses in the Area:
 Casey's, Snap Fitness, O'Brothers Wine & Spirits,
 Citizen's State Bank, Craft Pattern & Mold, USPS,
 Montrose Elementary School, Red's Cafe,
 St. Paul's and Trinity Lutheran Church,
 Jacque B's Kitchen & Cocktails and more...

TRAFFIC COUNTS - 2025

- * Highway 12 - 11,800 VPD
- * Highway 25 - 2,800 VPD



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PROPERTY OVERVIEW

Sales Price

~~\$3.75/psf~~
Reduced to **\$2.95/psf**

Lot Size	3.52 Acres
County	Wright
PID	112-028-001020 2026 Taxes \$2,434 (.60 Ac) 112-028-001021 2026 Taxes \$6,166 (1.46 Ac) 112-028-001022 2026 Taxes \$4,454 (1.469 Ac)
Zoned	B-2 Highway Business District
Other	* Highway Frontage * Easy Highway Access



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