



FOR SALE

**36,000 SF, RETAIL ON 2.1 ACRES
133 SANDBERG RD
MONTICELLO, MN 55362**

Results
COMMERCIAL
RE/MAX RESULTS

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36,000 SF, RETAIL ON 2.1 ACRES

133 SANDBERG ROAD, MONTICELLO, MN 55362

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PROPERTY INFORMATION

PROPERTY DESCRIPTION

36,000 SF, RETAIL ON 2.1 ACRES

133 SANDBERG ROAD, MONTICELLO, MN 55362

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PROPERTY DESCRIPTION PT I

Incredible owner-occupant or investment opportunity in high-growth Monticello, MN, 30 minutes Northwest of Minneapolis. The building is occupied with a fitness gym tenant who will vacate with the sale of the property. Competitively priced at under \$82.00 per square foot.

Prime location in the heart of Monticello surrounded with national brand hotels, retailers, and restaurants. In one of the fastest growing cities in Minnesota, this 1985 built, 36,000 SF building, Zoned B-3 (Highway Business District), on 2.1 acres, is in excellent condition, This two level building holds incredible potential as a single tenant, owner occupied facility or to convert to a multi-tenant income producing asset. Surrounding average household income of \$96,195.

The property boasts a large parking lot able to accommodate 85 vehicles. The building operates with 4 rooftop HVAC systems. The property is ADA compliant with 2 restrooms including men's and women's locker rooms. The property boasts a 75' x 30' swimming pool with a maximum depth of 4'. There is a large comfortable lobby with offices and conference rooms, plus multiple large spacious rooms throughout this 36,000 SF building.

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PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION PT II

This location is an easy, convenient access both locally and regionally, high visibility with excellent signage opportunities. The building is minutes off Interstate 94, (57,740 VPD), and immediately off MN Highway 25, (27,406 VPD) making it a perfect hub location for so many businesses and organizations. Monticello is located 28 miles south of St. Cloud, MN.

With the existing floor plan, there are many potential uses including adult or childcare, charter school, fitness center, athletic specialty business, single or multi-tenant retail, church and much more.

Do not disturb current tenant / business. Please contact Listing Broker, Mark Hulsey, for all tour requests: mark@resultscommercial.com.

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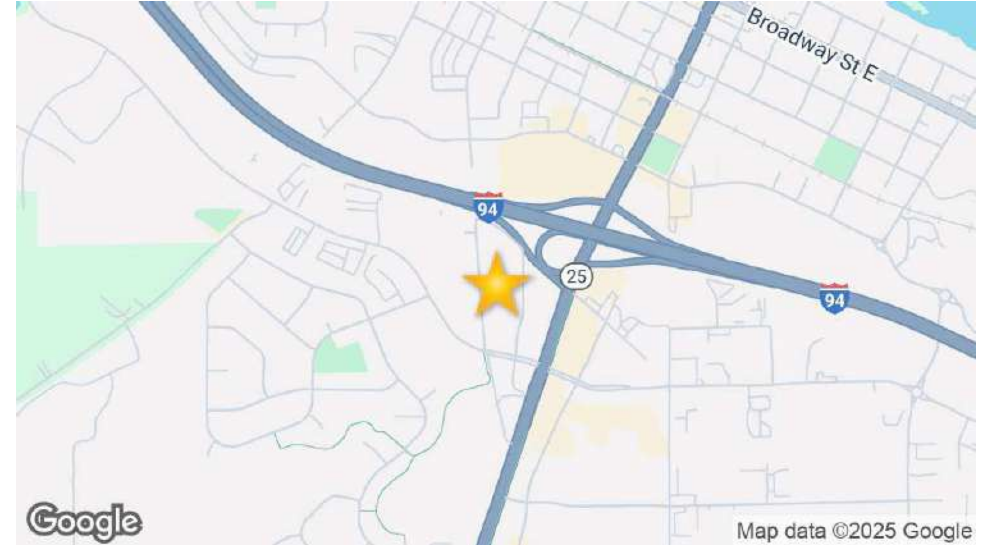
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EXECUTIVE SUMMARY

36,000 SF, RETAIL ON 2.1 ACRES

133 SANDBERG ROAD, MONTICELLO, MN 55362

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OFFERING SUMMARY

Sale Price:	\$2,950,000
Building Size:	36,000 SF
Lot Size:	2.1 Acres
Price / SF:	\$81.94
Year Built:	1985
Zoning:	B-3 Highway Business District

PROPERTY HIGHLIGHTS

- Competitively Priced At Under \$82.00 PSF
- Surrounding Average Household Income: \$96,195
- 36,000 SF on 2 Levels. ADA Compliant
- Site Size: 2.1 Acres. Parking Lot: 85 Spaces
- Zoned B3 Central Business District. Many Potential Uses including fitness centers, retail stores, offices, dining, entertainment, lodging, auto services, and more.
- Tenant Vacates Upon Sale. Excellent Single or Multi Tenant Building
- 75' x 30' 65 Gallon Indoor Pool + 8 Person Hot Tub + Dry Sauna
- Easy Access to I-94. 30 mins from Minneapolis

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PROPERTY DETAILS

36,000 SF, RETAIL ON 2.1 ACRES

133 SANDBERG ROAD, MONTICELLO, MN 55362

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SALE PRICE

\$2,950,000

LOCATION INFORMATION

Building Name	36,000 SF, Retail on 2.1 Acres
Street Address	133 Sandberg Road
City, State, Zip	Monticello, MN 55362
County/Township	Wright/121
Range	25
Section	11
Side Of Street	West
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-94 / Hwy 25

BUILDING INFORMATION

Building Size	36,000 SF
Number Of Floors	2
Year Built	1985
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Office/Specialty
Zoning	B-3 Highway Business District
Lot Size	2.1 Acres

PARKING & TRANSPORTATION

Parking Lot Spaces	85
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Photo Gallery

PHOTO GALLERY

36,000 SF, RETAIL ON 2.1 ACRES

133 SANDBERG ROAD, MONTICELLO, MN 55362

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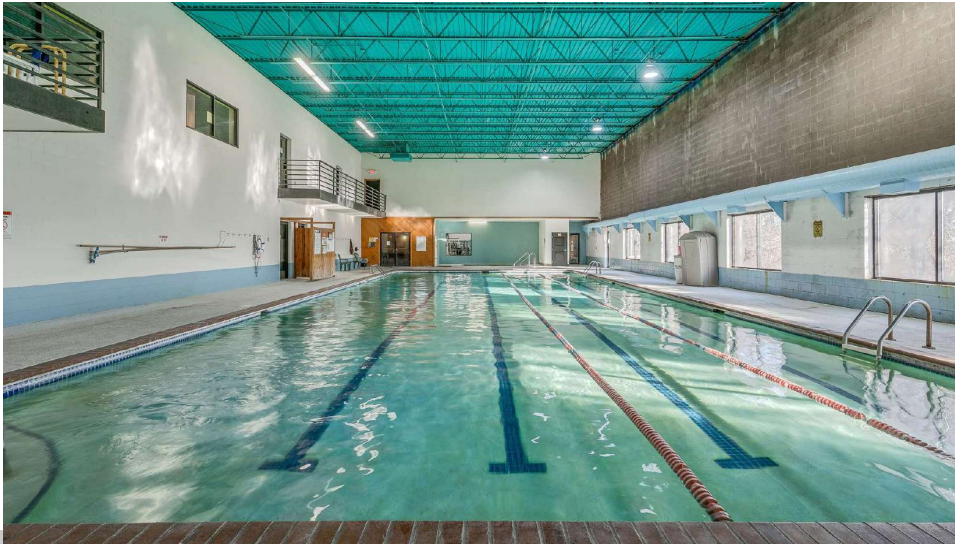
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PHOTO GALLERY

36,000 SF, RETAIL ON 2.1 ACRES

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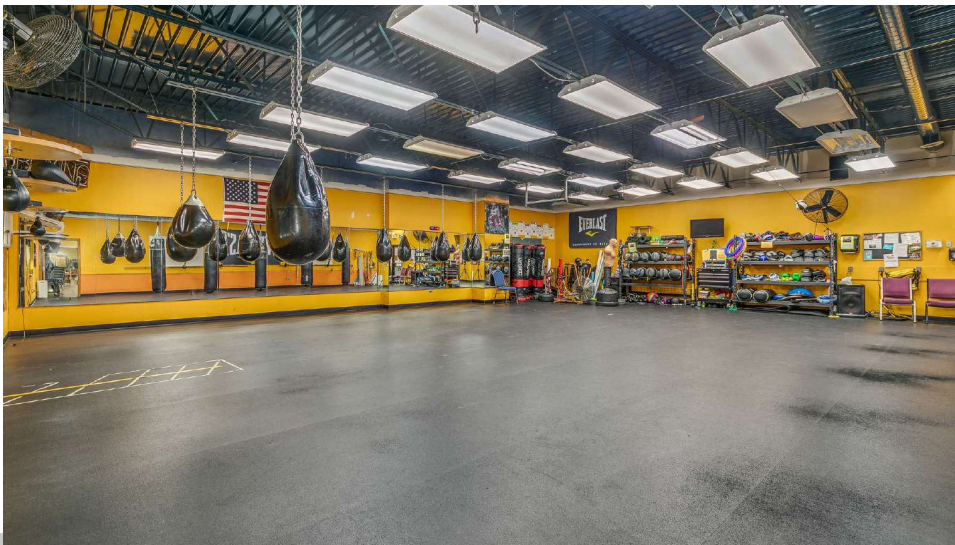


PHOTO GALLERY

36,000 SF, RETAIL ON 2.1 ACRES

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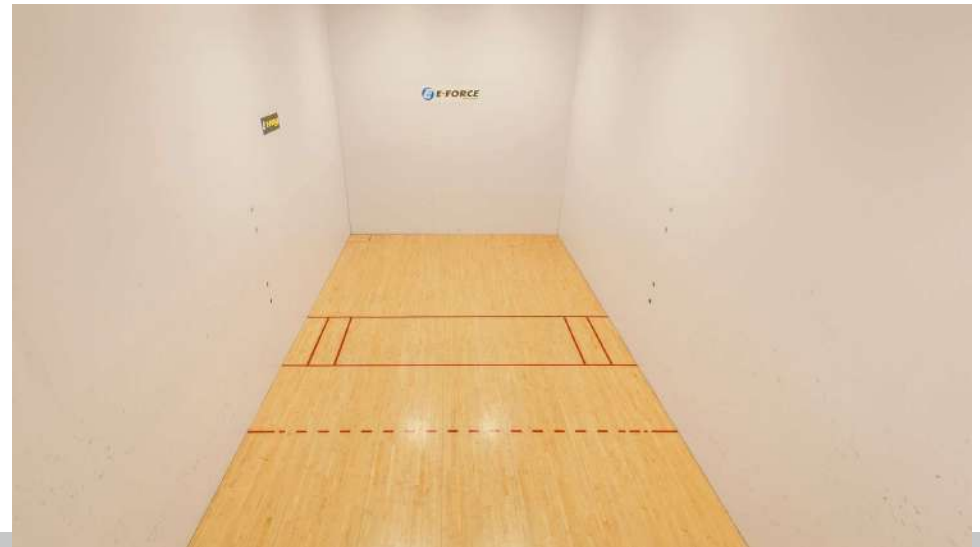
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PHOTO GALLERY

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PHOTO GALLERY

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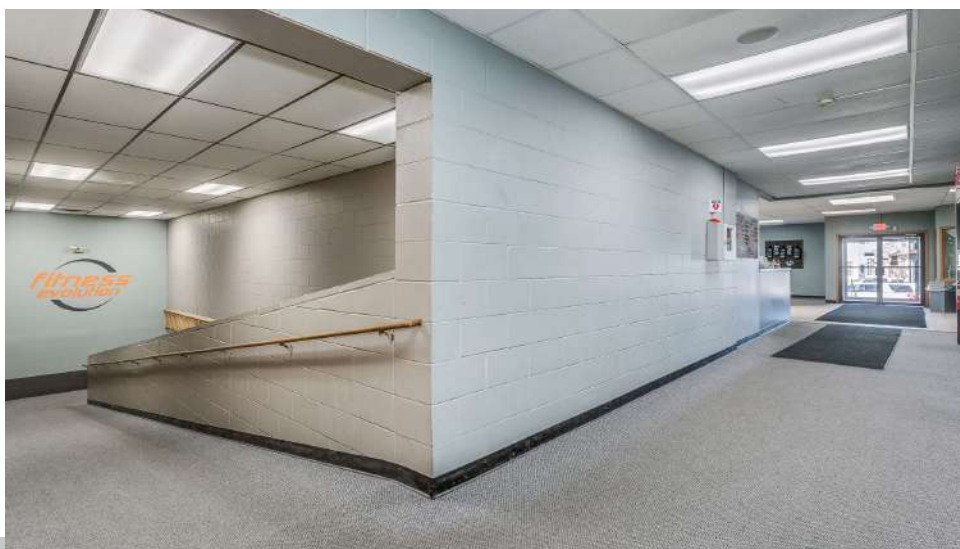
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PHOTO GALLERY

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PHOTO GALLERY

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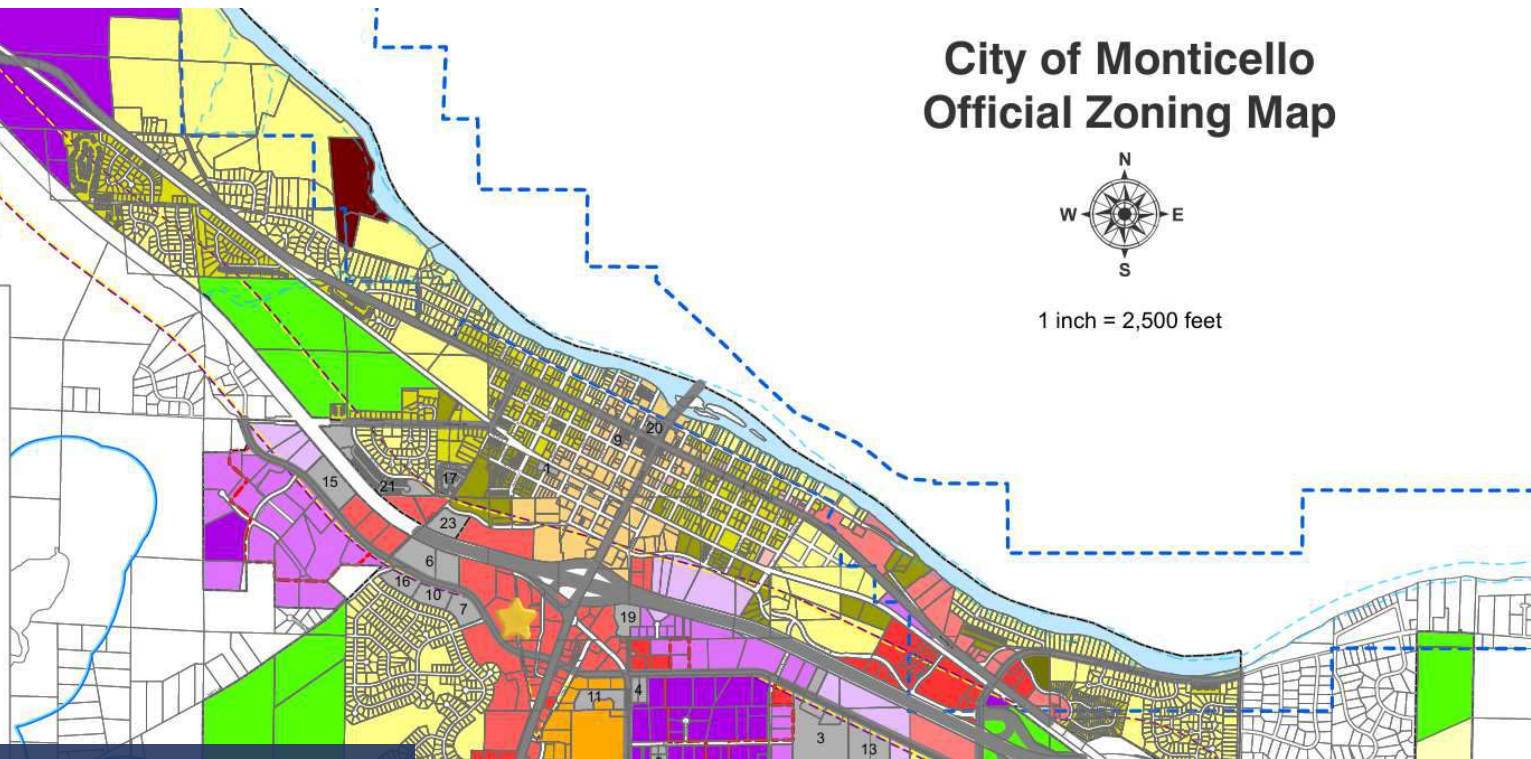
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City of Monticello Official Zoning Map



1 inch = 2,500 feet

- Legend**
- BASE ZONING DISTRICTS**
- Residential Districts**
- Low Residential Densities
 - A-O
 - R-A
 - R-1
 - Medium Residential Densities
 - T-N
 - R-2
 - R-PUD
 - High Residential Densities
 - R-3
 - R-4
 - M-H
- Business Districts**
- B-1
 - B-2
 - B-3**
 - B-4
 - CCD*
 - PCD*
- Industrial Districts**
- IBC
 - I-1
 - I-2
- Special Use Districts**
- 07 Affordable Storage
 - 08 Autumn Ridge Villas
 - 09 Rivertown Suites
 - 10 Monticello RV
 - 11 Deephaven
 - 12 Twin Pines

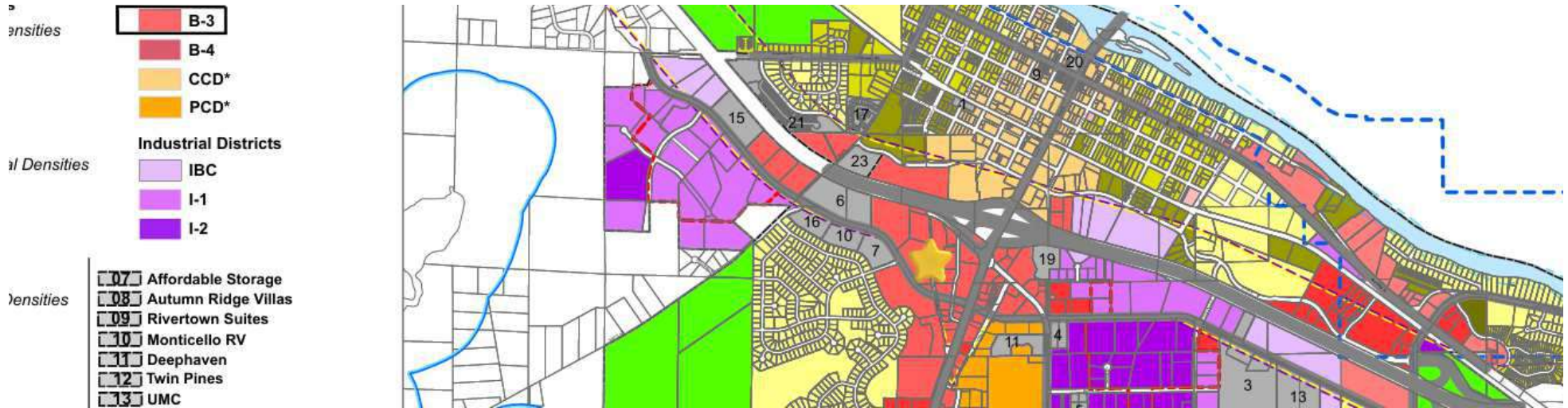


ZONING INFORMATION

ZONING INFORMATION

133 SANDBERG RD, MONTICELLO, MN

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B-3 HIGHWAY BUSINESS DISTRICT

B-3 (Highway Business District) under the City of Monticello's zoning regulations. This designation supports a wide range of commercial activities, particularly those benefiting from high visibility and access to major roadways. Permitted uses include retail stores, boutiques, service providers like fitness centers and salons, restaurants, cafes, entertainment venues, offices for corporate and medical purposes, lodging such as hotels and motels, and automobile services like dealerships, repair shops, and gas stations. Some uses, such as light industrial facilities or drive-thru establishments, may require special permits or approval. For more detailed information, inquiries can be directed to the City of Monticello Planning and Zoning Department.

Permitted Uses: Retail and Commercial Services: Includes stores, boutiques, and service providers such as salons, fitness centers, and grocery stores. Dining and Entertainment: Restaurants, cafes, and entertainment venues like theaters. Offices: Corporate, medical, and professional offices. Lodging: Hotels and motels serving visitors and travelers. Automobile Services: Car dealerships, repair shops, and gas stations

For more information: <https://ci.monticello.mn.us/316/Zoning-Ordinance>

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About Monticello

ABOUT MONTICELLO

133 SANDBERG ROAD
MONTICELLO, MN 55362

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THE CITY OF MONTICELLO

Nestled along the scenic banks of the Mississippi River, Monticello, Minnesota, offers the perfect blend of small-town charm and modern convenience. Established in 1856, Monticello has grown from its humble roots as a trading post to a thriving community known for its natural beauty and welcoming atmosphere. Just 40 minutes northwest of the Twin Cities, this vibrant town is a favorite for families, outdoor enthusiasts, and business owners seeking a balance of tranquility and opportunity.

Monticello has become a hub for growth in the region, with an expanding downtown area that seamlessly combines historic architecture and contemporary development. The heart of the town features a mix of locally owned shops, cozy cafes, and family-friendly restaurants, alongside modern facilities and bustling retail centers. The vibrant dining scene ranges from classic diners to trendy eateries offering farm-to-table fare.

Nature takes center stage in Monticello, with an abundance of parks, trails, and outdoor attractions. The crown jewel is the Monticello Regional Park, offering breathtaking river views, wooded trails, and picnic areas. Each winter, the town gains national attention as a temporary home to hundreds of trumpeter swans, drawing birdwatchers from across the country to Swan Park. Lake Maria State Park, just a short drive away, adds even more opportunities for hiking, camping, and exploring the great outdoors.

With its rich history, picturesque surroundings, and forward-thinking development, Monticello has become a hidden gem in Central Minnesota.
More Info - <https://www.ci.monticello.mn.us/>

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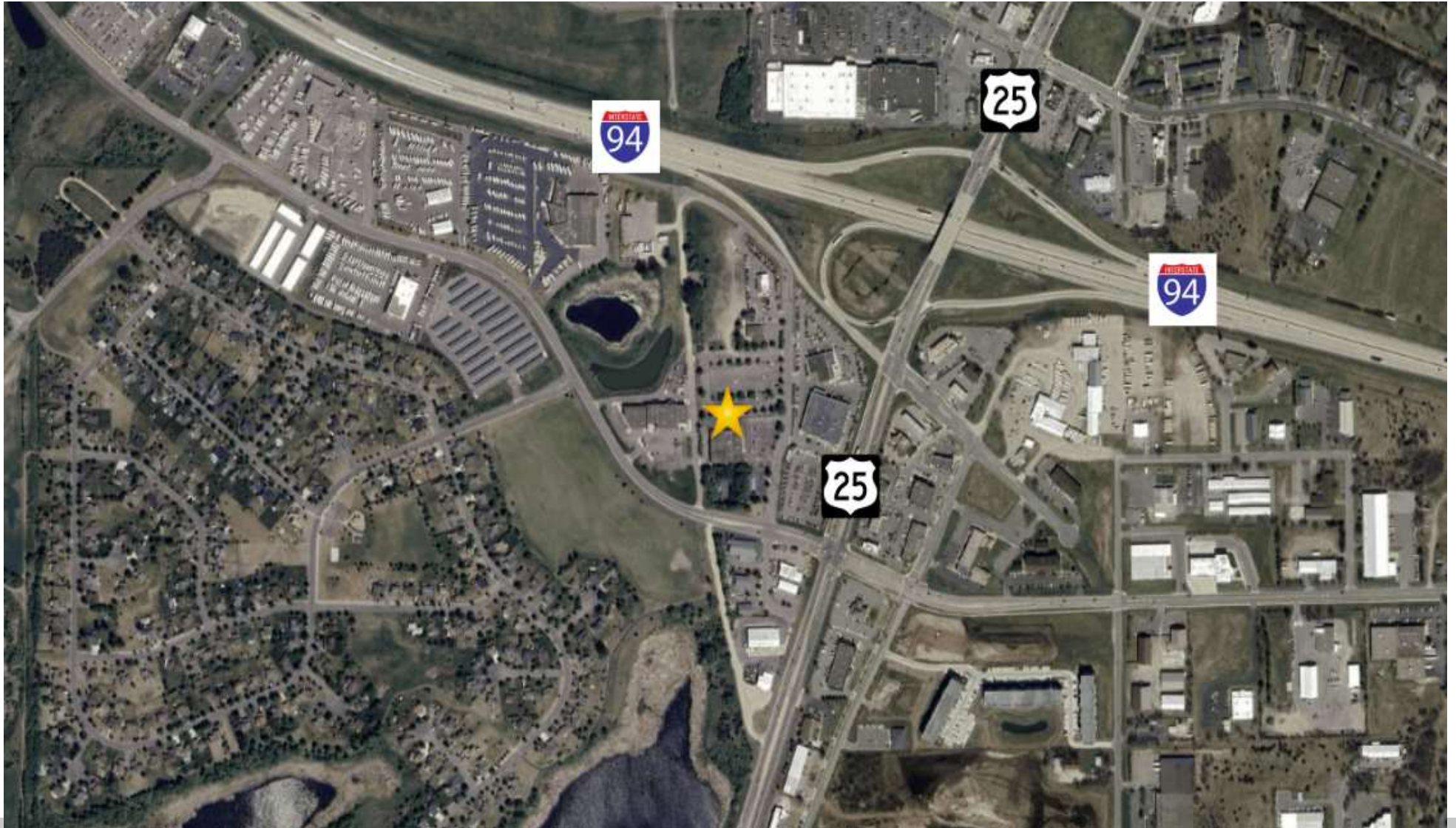
LOCATION INFORMATION

SATELITE MAP

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RETAILER MAP

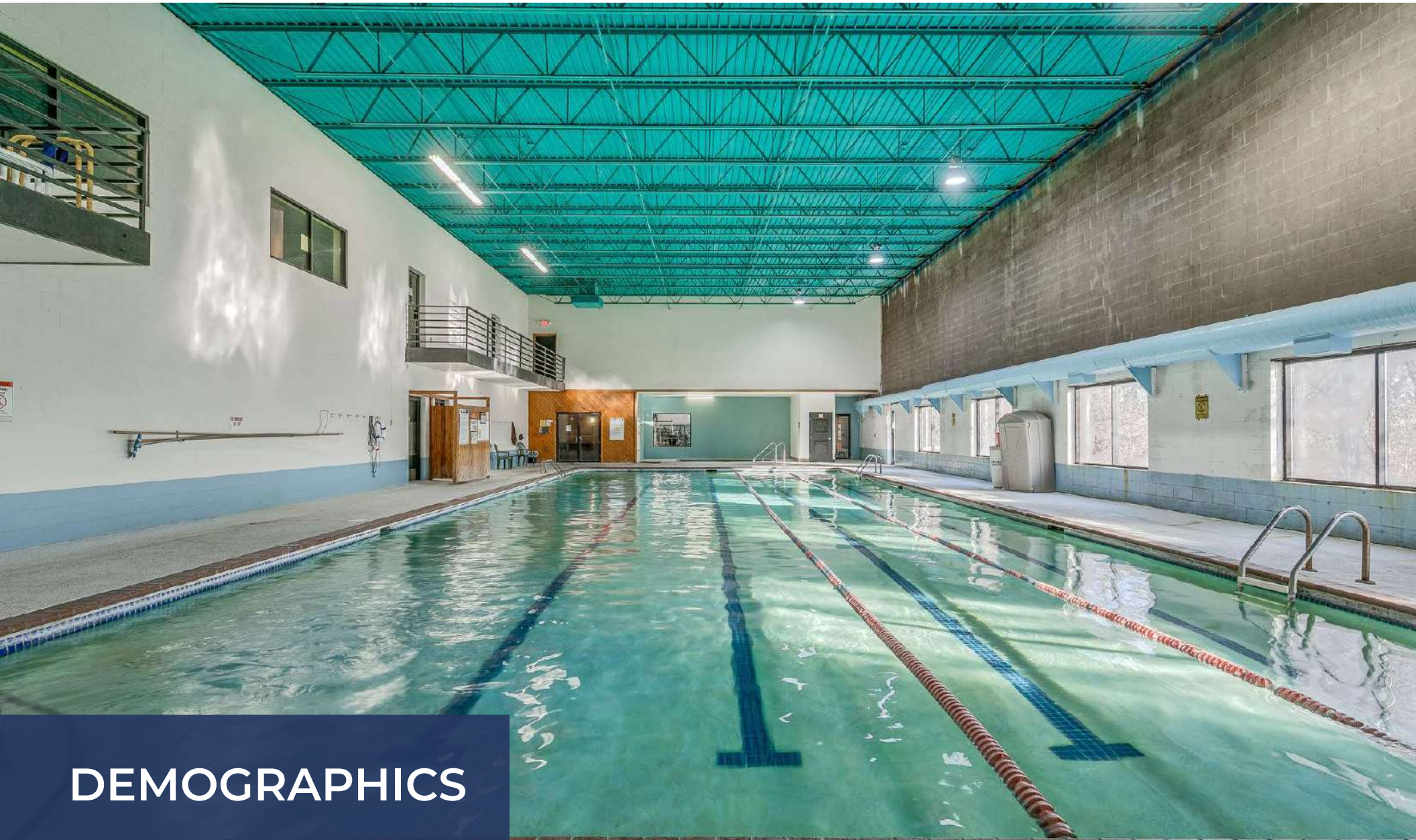
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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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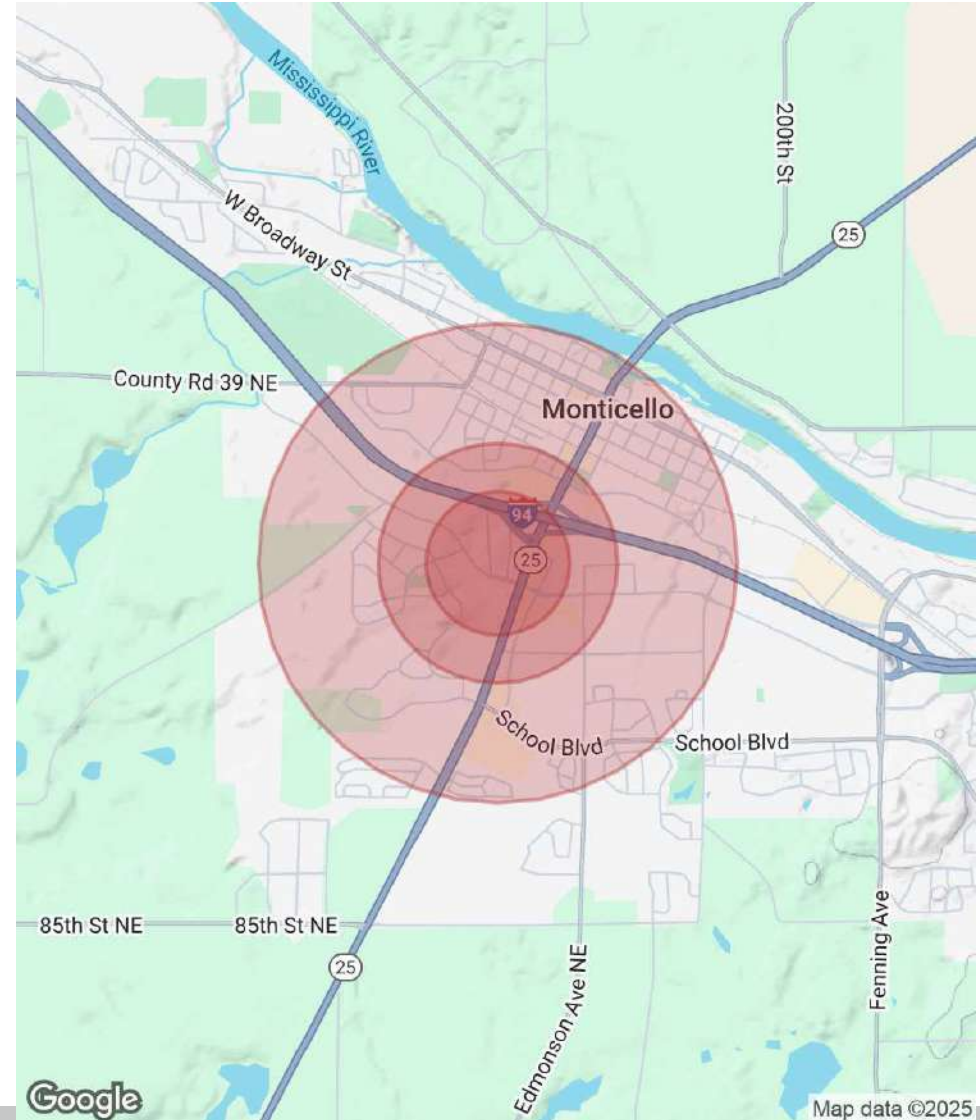
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	108	788	5,072
Average Age	35	37	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	37	292	2,019
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$96,195	\$90,493	\$89,161
Average House Value	\$259,443	\$272,105	\$302,235

Demographics data derived from AlphaMap



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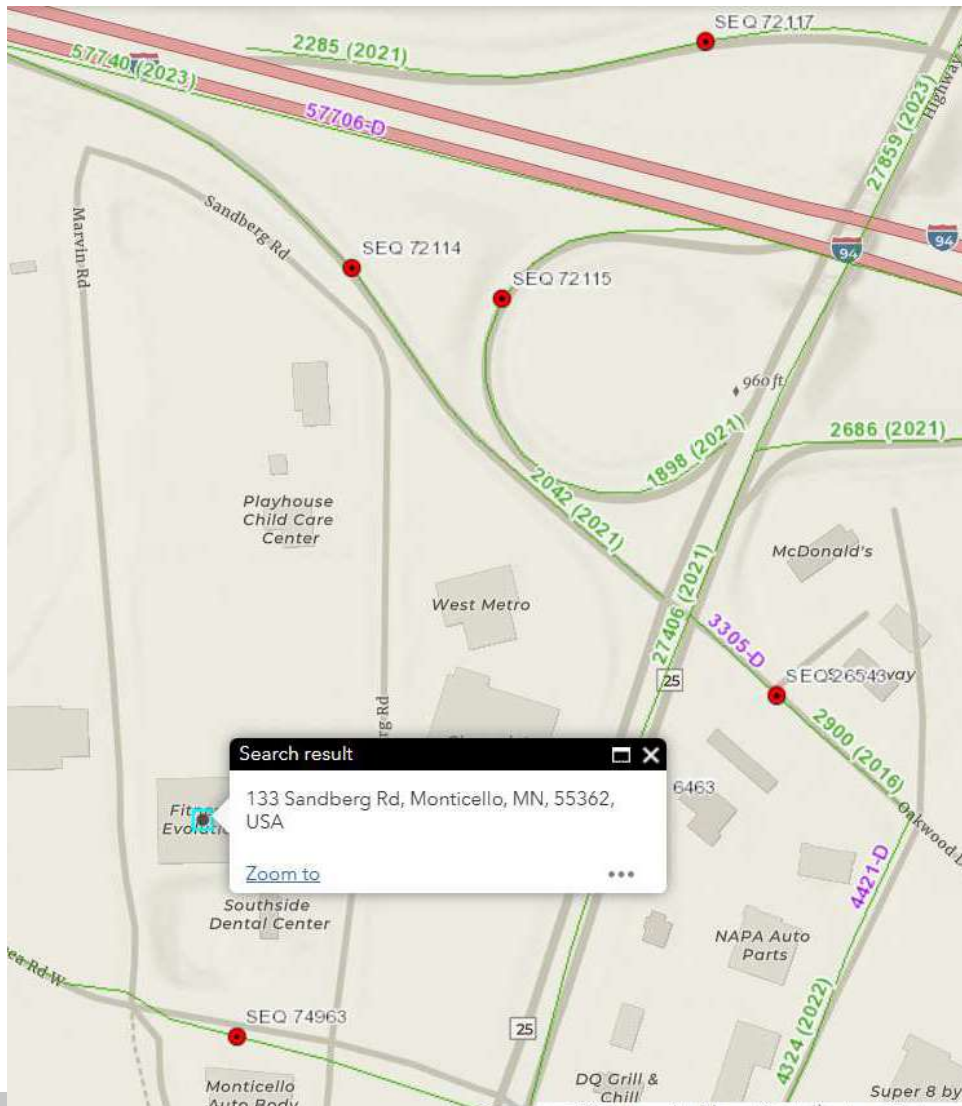
Traffic Counts

TRAFFIC COUNTS

36,000 SF, RETAIL ON 2.1 ACRES

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Chelsea Rd W	7,193 Vehicles Per Day
Highway 25	27,406 Vehicles Per Day
I-94	57,740 Vehicles Per Day

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Meet The Team

MEET THE TEAM

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