



For Sale
Commercial
Land

HUGE PRICE REDUCTION
Current Price: \$199,900.00

Hwy 25

Interstate 94

MONTICELLO

Commercial Land

Sale Price: ~~\$299,900.00~~ Reduced to: \$199,900.00

Lot Size: 2.8 Acres

East 7th Street, Monticello, MN 55362

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PROPERTY LOCATION

- * Located North Side of I-94
- * Quick Access to I-94
- * East Side of Hwy 25
- * Businesses in the Area:
USPS, Burger King, Perkins Restaurant,
Holiday Stationstore, Career Force of Monticello,
Multiple Apartment Complexes and more.

TRAFFIC COUNTS - 2024

- * I-94 - 57,740 VPD
- * Highway 25 - 27,859 VPD
- * 7th Street - 5,986 VPD



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PROPERTY OVERVIEW

Sales Price
\$299,900.00
Reduced to \$199,900.00

Lot Size	2.8 Acres
County	Wright
PID	155-029-002-050
2025 Taxes	\$8,244.00
Zoned	IBC - Industrial/Business Campus
Other	City Fiber Optics I-94 Frontage Great Interstate Visibility Quick Access to Interstate & Highways



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