



COMMERCIAL REALTY SOLUTIONS

For Sale  
Multi-Family  
Development  
Land

**Cub Foods**  
**Runnings**

**I-94**

**W 6th St**

**Elm St**

# MONTICELLO

Multi-Family Development Land

Lot Size: 7.37 Acres

700 & 800 Elm Street, Monticello, MN 55362

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## PROPERTY LOCATION

- \* North Side of I-94
- \* West of Highway 25
- \* Located Near Many Amenities

### TRAFFIC COUNTS - 2023

- \* 7th Street - 6,061 VPD
- \* Elm Street - 1,866 VPD



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# PROPERTY OVERVIEW

Sale Price

\$1,000,000.00

Lot Size 7.37 Acres

County Wright

PIDs/Taxes 155-500-101418 2024 \$1,872.00  
155-500-101413 2024 \$52.00  
155-010-085010 2024 \$20.00

Zoned R-3 High Residential Densities

Businesses in the Area American Legion, Runnings, Monticello Public Works, Cub Foods, Pinewood Elementary, Caribou, Pancho Villa Mexican, Scooters Coffee, Holiday Superstore, Monticello DMV, Monticello Great River Library, Monticello Community Center, and much more!

# PROPERTY INFORMATION

- \* Multi-Family Development Land
- \* Close to Stony Brook Village Villas
- \* Convenient Location to Public Transit, Grocery Stores and Parks
- \* 28 City Owned Parks and Pathway Systems
- \* High Trumpeter Swan Population on the Mississippi River
- \* Great Community Atmosphere



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