



-

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land xxx Deegan Ave., Monticello 55362



LOCATION INFORMATION

- * Great location for hotels, medical, retail, entertainment, etc.
- * Located next to River City Extreme and Emagine Theater
- * Quick and Easy Access to Highway 25
- * Minutes from I-94
- * Many major retailers and services in the area

TRAFFIC COUNTS - 2024

- * I-94 - 45,000 VPD
- * Highway 25 - 30,000 VPD

Contact:

WAYNE ELAM

(763) 229-4982

WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land xxx Deegan Ave., Monticello 55362

SITE PLAN



LOT SIZES

Lot 1, Block 3	77,536.00 sf	1.78 acres
Lot 1, Block 1	70,941.00 sf	1.63 acres
Lot 1, Block 4	24,829.00 sf	0.57 acres
Lot 1, 2nd Addn	40,129.00 sf	0.92 acres
Lot 1, 3rd Addn	130,244.00 sf	2.99 acres

Contact:

WAYNE ELAM

(763) 229-4982

WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).