



FOR SALE

**36,000 SF | 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. Competitively priced at \$62.50 per square foot. **See page 22 for permitted uses + zoning information.**

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.

Virtual Tour Link: <https://my.matterport.com/show/?m=GQfgtm8WZxz&brand=0&mls=1&>

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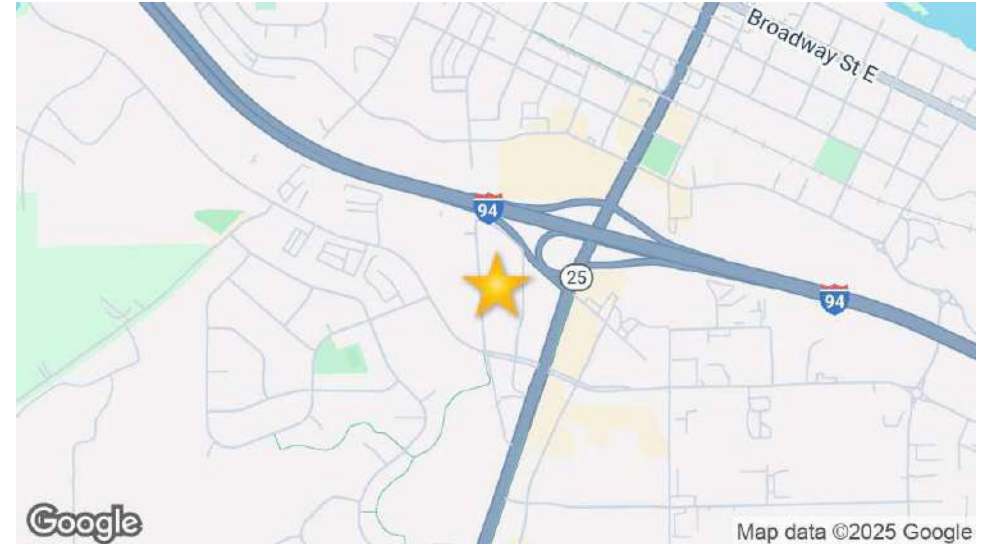


EXECUTIVE SUMMARY

36,000 SF, RETAIL ON 2.1 ACRES

133 SANDBERG ROAD, MONTICELLO, MN 55362

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OFFERING SUMMARY

Sale Price:	\$2,250,000
Building Size:	36,000 SF
Lot Size:	2.1 Acres
Price / SF:	\$62.50
Year Built:	1985
Zoning:	B-3 Highway Business District

PROPERTY HIGHLIGHTS

- Competitively Priced At \$62.50 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. **See page 22 for permitted uses + zoning information**
- Excellent Single or Multi Tenant Building
- 75' x 30' Indoor Pool + 8 Person Hot Tub + Dry Sauna
- Easy Access to I-94. 30 mins from Minneapolis
- **Virtual Tour Link:** <https://my.matterport.com/show/?m=GQfgtm8WZxz&brand=0&mls=1&>

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PROPERTY DETAILS

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

SALE PRICE **\$2,250,000**

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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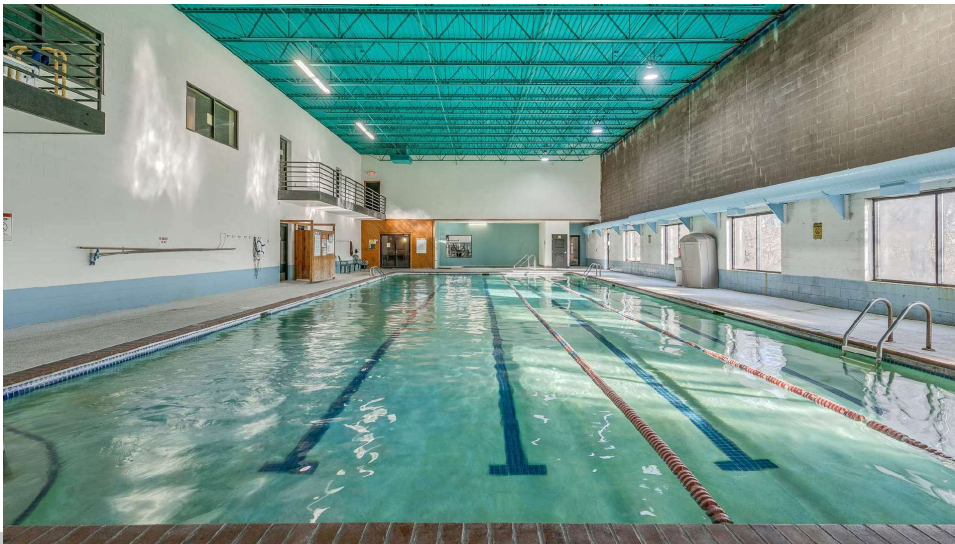
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PHOTO GALLERY

36,000 SF, RETAIL ON 2.1 ACRES

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PHOTO GALLERY

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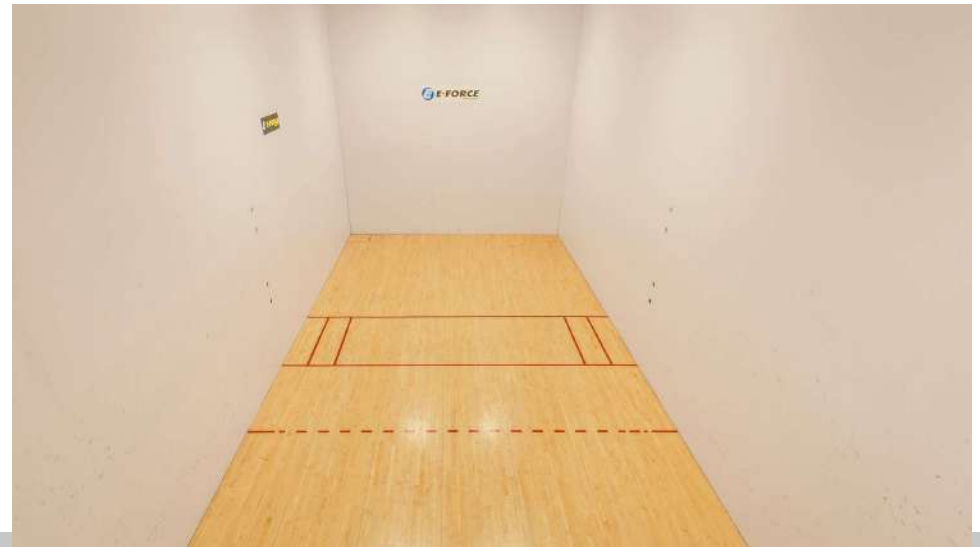
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PHOTO GALLERY

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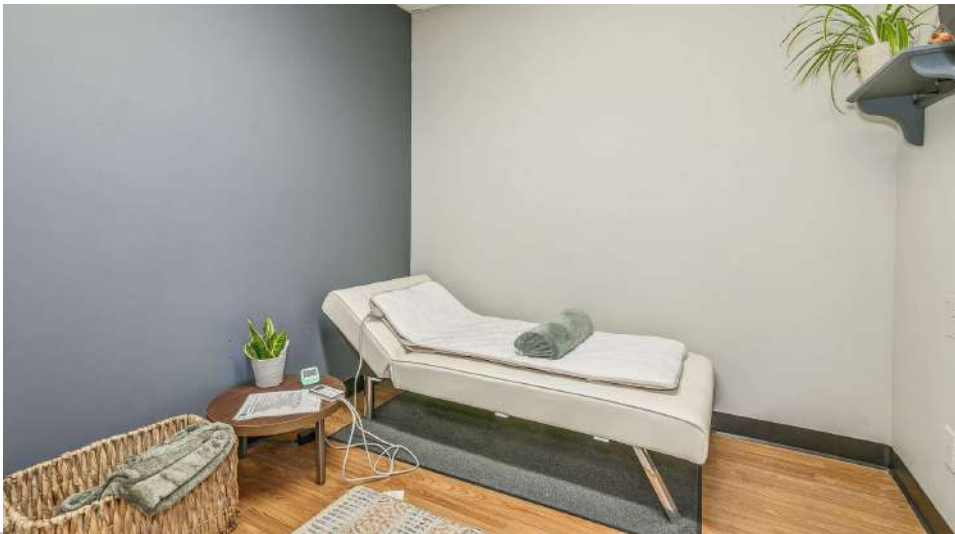
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PHOTO GALLERY

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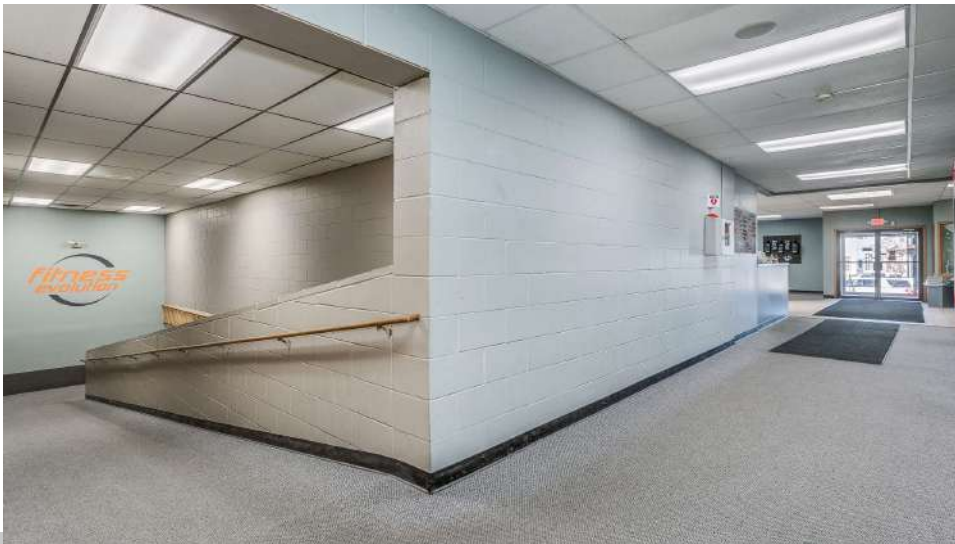
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PHOTO GALLERY

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PHOTO GALLERY

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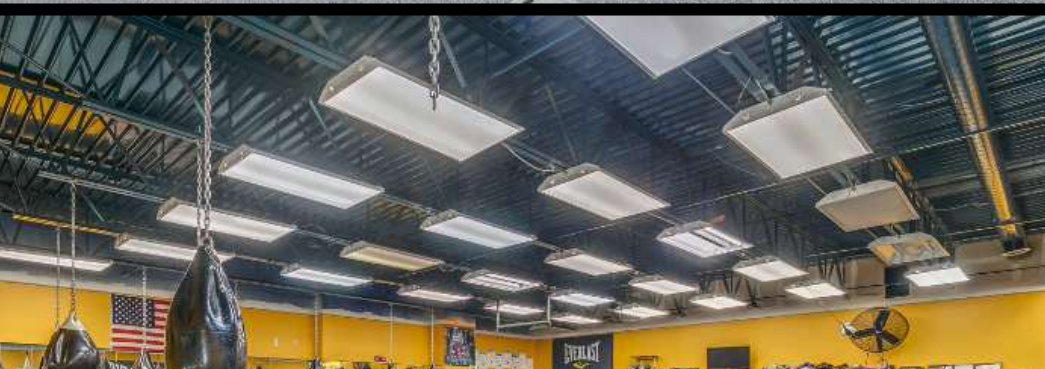


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Virtual Tour Walkthrough

VIRTUAL TOUR

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VIRTUAL TOUR WALKTHROUGH LINK

Take your own walkthrough of 133 Sandberg Rd, Monticello, MN by clicking the Virtual Tour Link below:

<https://my.matterport.com/show/?m=GQfgtm8WZxz&brand=0&mls=1&>

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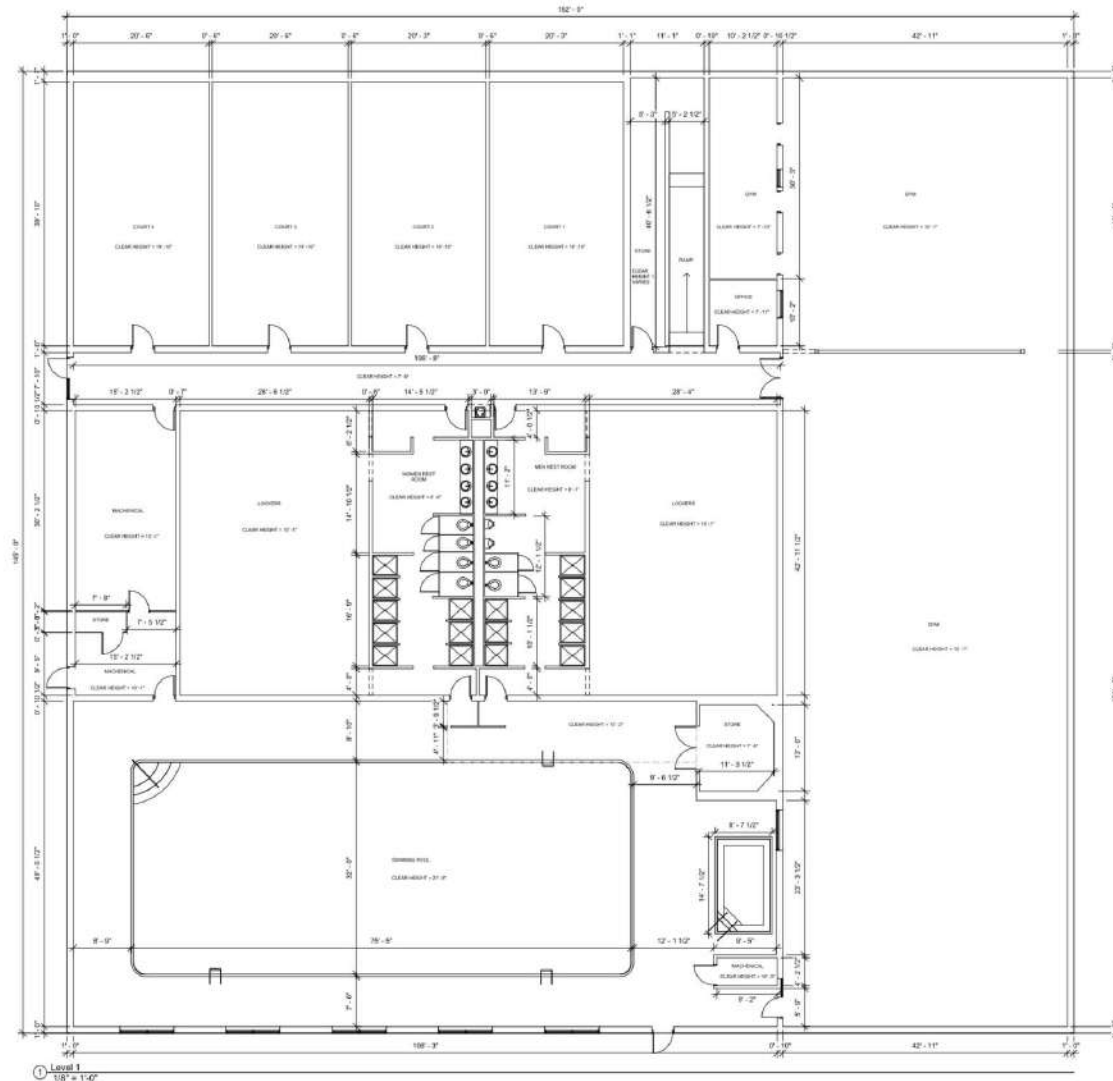
FLOOR PLANS

FLOOR PLAN - MAIN LEVEL

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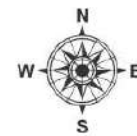


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City of Monticello Official Zoning Map



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

- 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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PERMITTED WITH CUP (CONDITIONAL USE PERMIT)

- Auto Repair - Minor
- Auto Repair - Major
- Commercial Self Storage
- Day Care Center
- Wrecker/Towing Services
- Production Brewery or micro-distillery WITH taproom or cocktail room
- Event Center
- Commercial Animal/Kennel Boarding
- Place of Public Assembly

PERMITTED USES

- Essential Services
- Hospital
- Automotive Wash Facility
- Commercial Lodging
- Convenience Retail
- Entertainment/Recreation, Indoor Commercial
- Retail Services
- Offices, Commercial, and Professional Services
- Restaurant
- Personal Services
- Brew Pub
- Business Support Services
- Public Buildings or Uses
- **To see all permitted uses, please visit:**
https://codelibrary.amlegal.com/codes/monticellomn/latest/monticello_mn-0-0-3953

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About Monticello

ABOUT MONTICELLO

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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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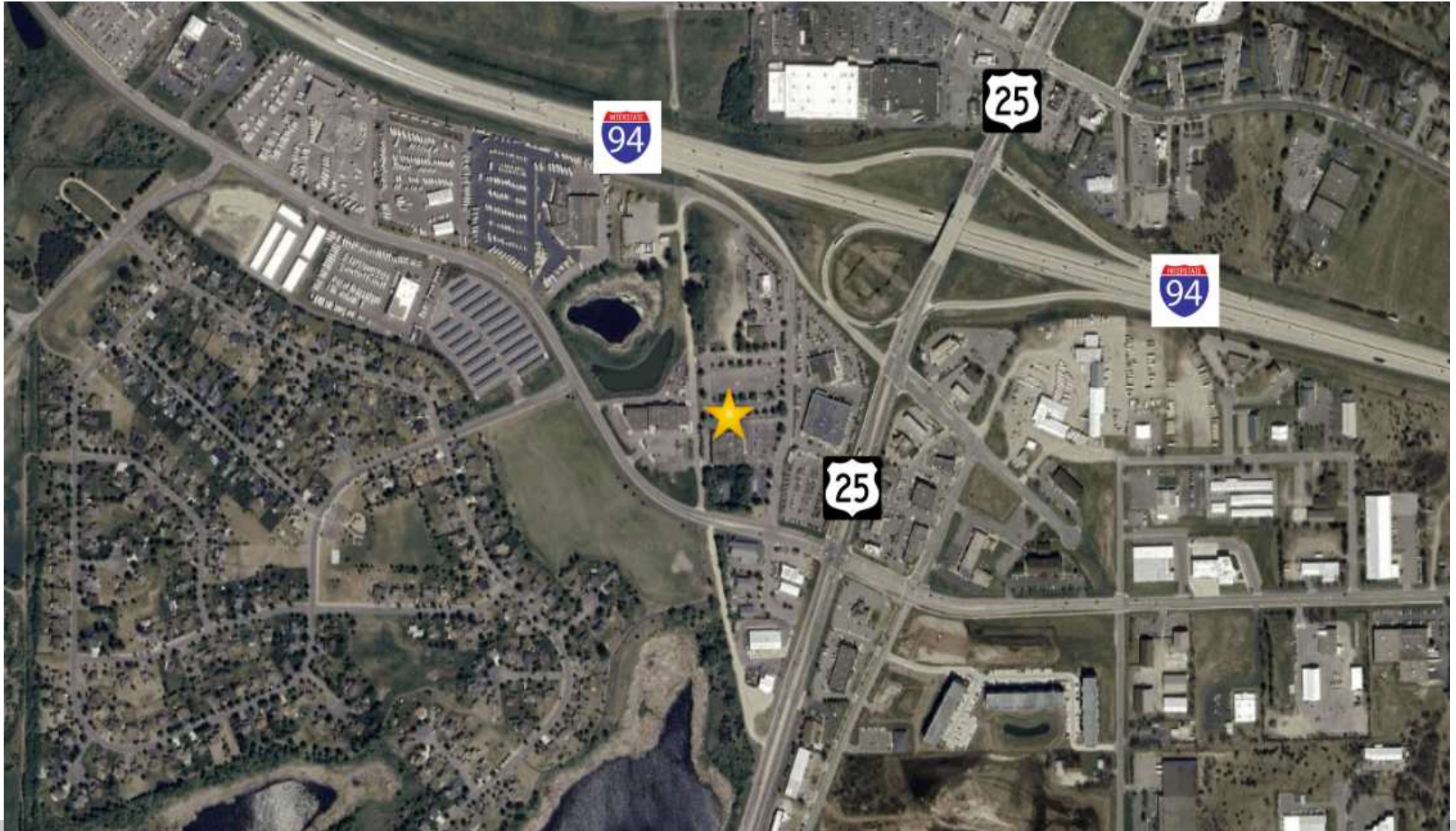
LOCATION INFORMATION

SATELITE MAP

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RETAILER MAP

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A wide-angle photograph of an indoor swimming pool. The pool is rectangular and filled with clear blue water. Several lane lines, consisting of red and white floats, divide the pool into lanes. The pool is surrounded by a concrete deck. On the left side, there is a white wall with a blue baseboard and a small balcony with a metal railing. On the right side, there is a brick wall with a blue baseboard and a row of windows. The ceiling is made of a green translucent material supported by a metal truss system. The lighting is bright and even.

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

36,000 SF, RETAIL ON 2.1 ACRES

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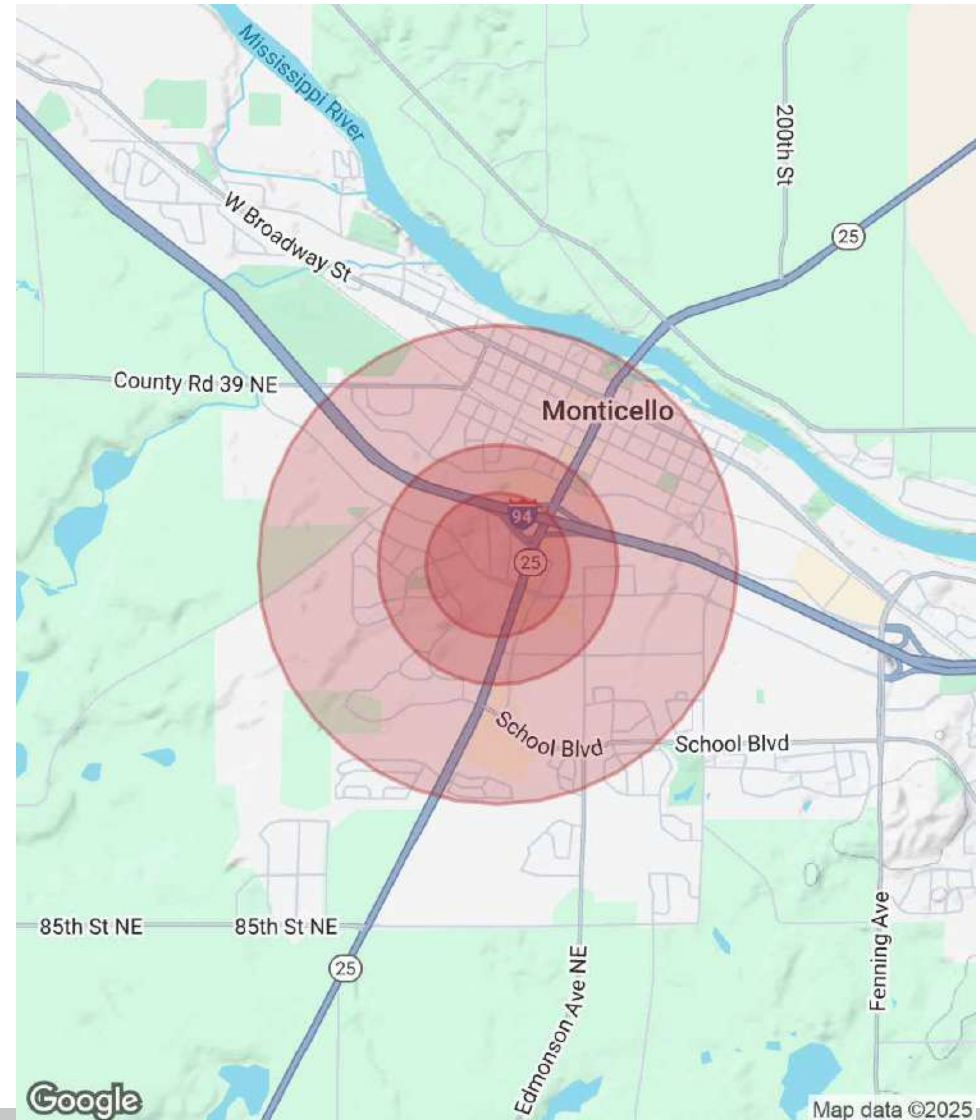
POPULATION

	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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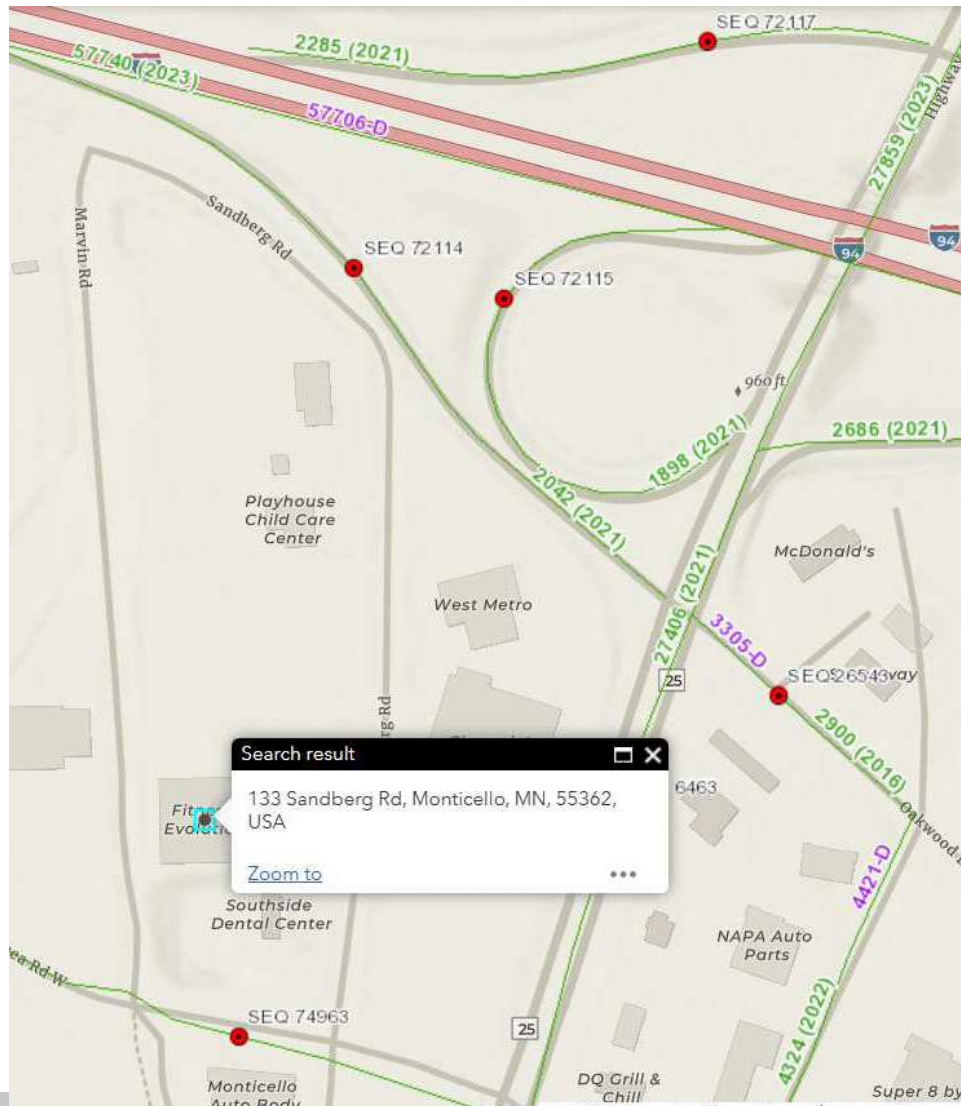
Traffic Counts

TRAFFIC COUNTS

36,000 SF, RETAIL ON 2.1 ACRES

133 SANDBERG RD, MONTICELLO, MN, 55362

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TEXT HEADLINE

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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fitness evolution

133

Meet The Team

MEET THE TEAM

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133 SANDBERG RD, MONTICELLO, MN 55362

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MEET THE TEAM

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