

# For Sale

## Commercial Land - Jefferson Commons xxx W. School Road, Monticello 55362



### PROPERTY INFORMATION

- \* Sale Price **\$5.00 - \$7.00/ psf**
- \* Land Size: 7.2 Acres (Divisible)
- \* Zoning: B-4 Regional Business
- \* Wright County PID – 155-164-000030
- \* FiberNet Monticello - Fiber Optic Services
- \* City Incentives
- \* Great location for hotel, retail, restaurant, office or medical
- \* Businesses in the Area Include:  
River City Extreme, Taco John, Culvers, Applebees, Emagine Theater, Premier Bank, Buffalo Wild Wings, Sherwin Williams Paint Store and much more...



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COMMERCIAL REALTY SOLUTIONS

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## PROPERTY INFORMATION

- \* Quick and Easy Access to Hwy 25 and I-94
- \* Located Next to River City Extreme (bowling and entertainment complex) and Monticello 15 Theatre

## Join the Growing Highway 25 Corridor

## TRAFFIC COUNTS - 2025

- \* I-94 - 53,000 VPD
- \* Highway 25 - 25,500 VPD

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