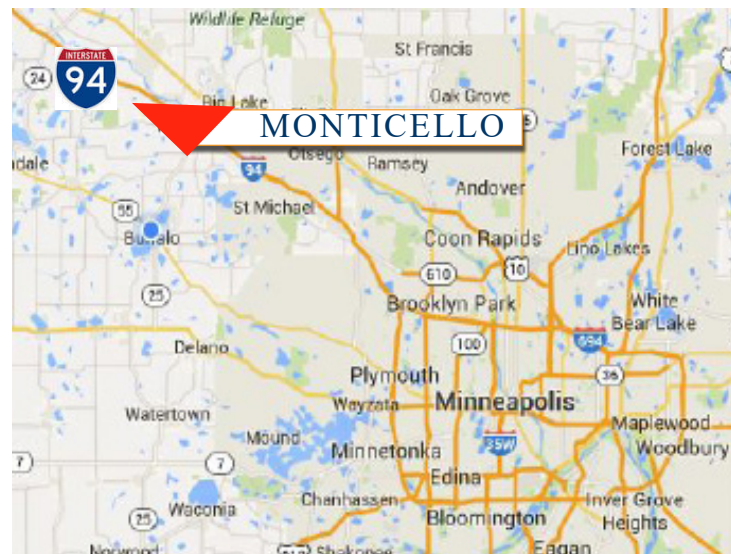




PROPERTY INFORMATION

- * Sale Price **\$300,000.00**
- * Lot is 1.5 Acres
- * Post Frame Building Allowed
- * Outdoor Storage Allowed with CUP
- * Wright County
- * PID 155-249-001010 2022 Taxes \$2,988.00
- * Zoned: I-2 Industrial District
- * Businesses in Area Include:
Dakota Supply Group, Washburn, Fleet Farm, UMC,
Copperhead Industries, WSI Industries, McDonald's,
Dairy Queen Grill & Chill, Pizza Ranch,
Hoglund Bus Co., Holiday Station, General Rental,
Best Western and more...



Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale Industrial Land xxx Fallon Ave, Monticello 55362



LOCATION/AREA INFORMATION

- * Quick and Easy Access to I-94 and Highway 25
- * Located Less Than 1 Mile East of Hwy 25
- * Southside of I-94



TRAFFIC COUNTS - 2022

- * I-94 - 48,369 VPD
- * Fallon Avenue - 3,695 VPD

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