

For Sale
Commercial Land
xx Nelson Ave., Montrose 55363



PROPERTY INFORMATION

* Sales Price \$3.75/psf

Reduced to **\$2.95/psf**

* Lot is 3.52 Acres

* Wright County PID's

112-028-001020 - 2022 Taxes \$1,336.00 +
\$150.00 Assessments (.60 Ac)

112-028-001021 - 2022 Taxes \$2,786.00 +
\$150.00 Assessments (1.46 Ac)

112-028-001022 - 2022 Taxes \$1,958.00 +
\$150.00 Assessments (1.469 Ac)

* Zoned: B-2 Highway Business District

* Highway Frontage and Access

* Businesses in the Area Include:

Casey's, Snap Fitness, O'Brothers Wine & Spirits,
Citizen's State Bank, Craft Pattern & Mold,
Montrose Elementary School, St. Paul's and
Trinity Lutheran Church, Red's Cafe, USPS,
Jacque B's Kitchen & Cocktails, and more . . .

PRICE REDUCED



Contact:
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COMMERCIAL REALTY SOLUTIONS

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TRAFFIC COUNTS - 2021

- * Highway 12 - 11,800 VPD
- * Highway 25 - 2,800 VPD



LOCATION INFORMATION

- * Located North side of Highway 12
- * Highway 7 is 15 Miles South
- * I-494 is located 25 Miles East
- * Highway Frontage
- * Easy Highway Access



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