



COMMERCIAL REALTY SOLUTIONS

For Lease
Office Space



OFFICE SPACE

Lease Rate: \$12.00/psf NNN

1,500/sf Space Available

113 Locust Street, Monticello, MN 55362

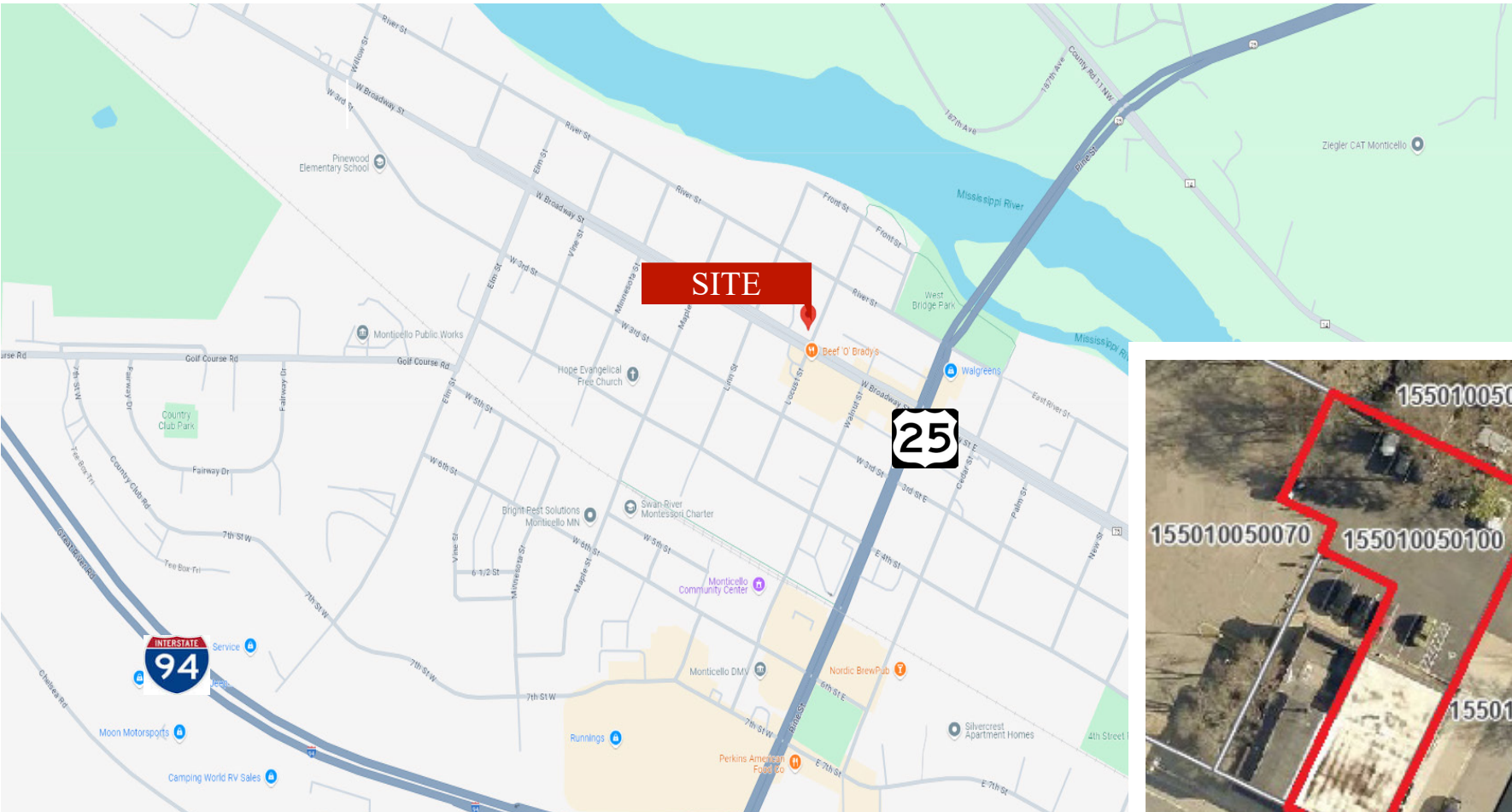
Sheila Zachman, Broker
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- ◆ West of Hwy 25
- ◆ Corner of Broadway & Locust St
- ◆ North of I-94

TRAFFIC COUNTS - 2024

* Highway 25 - 27,859 VPD

* Broadway - 8,042 VPD



Businesses in the Area:

Monticello City Hall & Community Center, Walgreen's, Beef O'Brady's, Corner Stone Cafe, Pinewood Elementary School and more.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY OVERVIEW

Lease Rate
\$12.00/psf NNN

Operating Expense	\$6.00/psf
Building Size	5,600/sf
Space Available	1,500/sf
Wright County	PID 155-010-050100
2025 Taxes	\$13,346.00
Zoned	Office
Tenant	Multi-Tenant Building
Floors	Two (2)



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INTERIOR



- * 2nd Level Space
- * No Elevator
- * Ample Parking
- * Central Heat & Air Conditioning

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