



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease
Retail Space



MONTICELLO

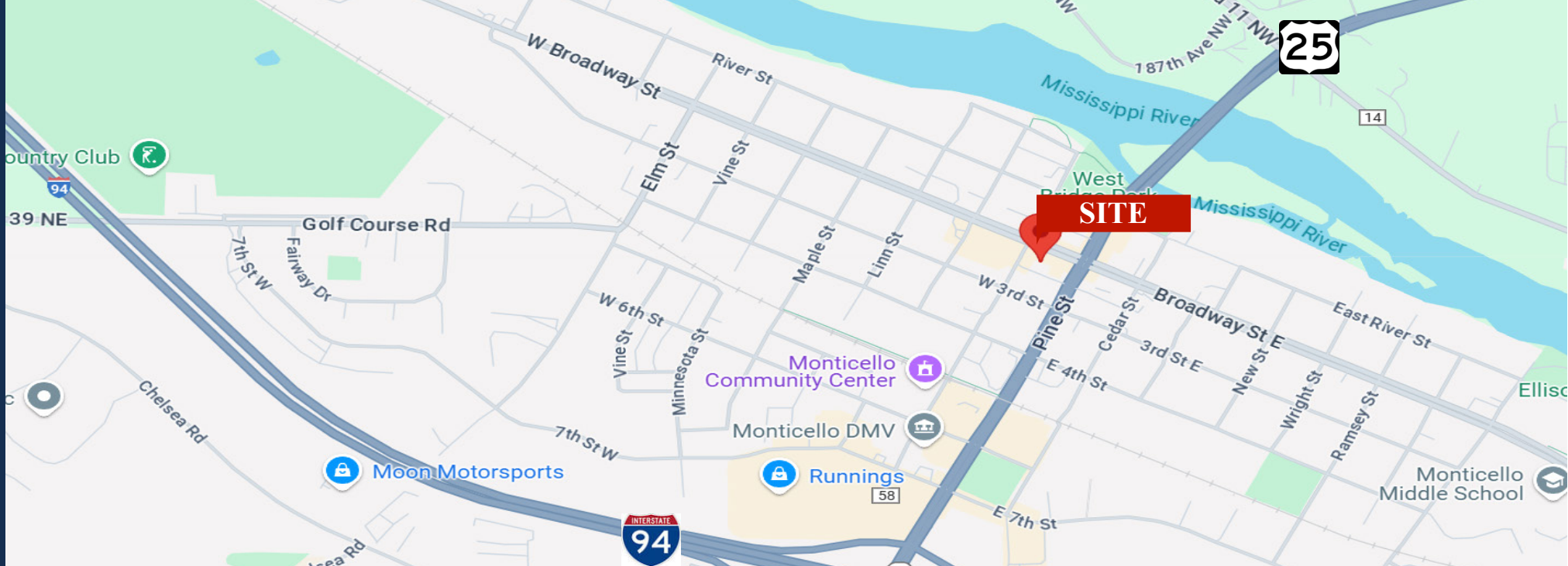
Retail Space/Downtown Location

Sale Price: \$225,000.00 Lease Rate: \$2,500.00/mo

Building Size: 2,130/sf

144 Broadway West, Monticello, MN 55362

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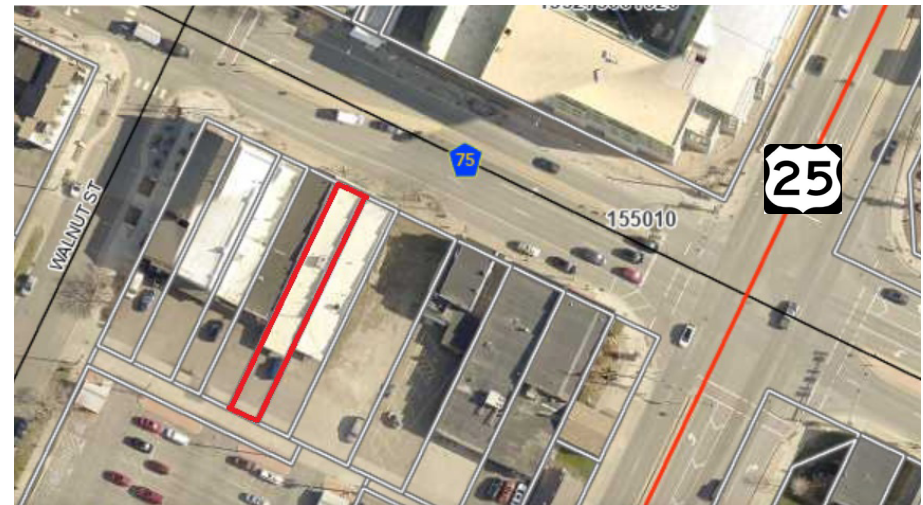


PROPERTY LOCATION

- * South of Broadway
- * West of Hwy 25
- * Located North of I-94
- * Great Downtown Monticello Location
- * Near Many Retail & Services
- * Businesses in the Area:
Walgreen's, Monticello Community Center, US Bank,
Wells Fargo, Beef O'Brady's, Block 52 Apartments
Hi-Way Liquor and more...

TRAFFIC COUNTS - 2023

- * Highway 25 - 40,932 VPD
- * Broadway - 8,042 VPD



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PROPERTY OVERVIEW

Sale Price
\$225,000.00

Lease Rate
\$2,500.00/month (Modified Gross)
(Operating Expenses - Utilities and Snow Removal)

Building Size/ Space Available	2,130/sf (Divisible by Approx. 1,000/sf)
Lot Size	3,293/sf
Wright County	PID 155-010-035121
2024 Taxes	\$2,546.00
Zoned	CCD - Central Community District
Tenant	Single/Multi-Tenant Building
Floors	One (1)
Built	1900 (Newly Remodeled)



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.

INTERIOR (Front Half)



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INTERIOR (Front & Back Half)



FRONT HALF



BACK HALF

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EXTERIOR



BUILDING INFORMATION

- * Front Half Currently a Barber Shop
- * Back Half Unfinished
- * New Roof 2020
- * New HVAC 1998
- * City Parking and Street Parking

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