



COMMERCIAL REALTY SOLUTIONS

For Lease
Retail Space



MONTICELLO

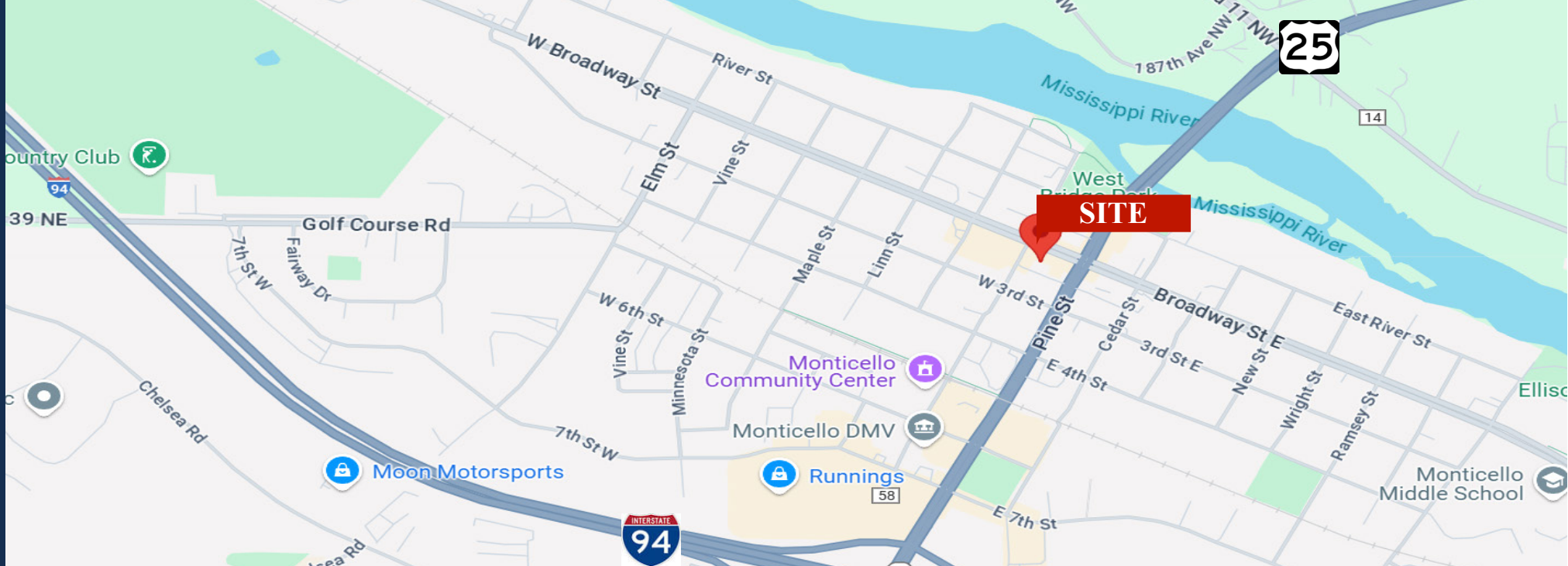
Retail Space/Downtown Location

Lease Rate: \$1,250.00/mo

Building Size: 2,130/sf Available: 1,000/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

Lease Rate

\$1,250.00/month (Modified Gross)
(Plus Utilities and Snow Removal)

Building Size/ Space Available	2,130/sf (Back Half of Building 1,000/sf)
Lot Size	3,293/sf
Wright County	PID 155-010-035121
Zoned	CCD - Central Community District
Tenant	Single/Multi-Tenant Building
Floors	One (1)
Built	1900 (Newly Remodeled)

BUILDING INFORMATION

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



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INTERIOR PHOTOS



BACK HALF

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