



COMMERCIAL REALTY SOLUTIONS

For Lease
Retail Space



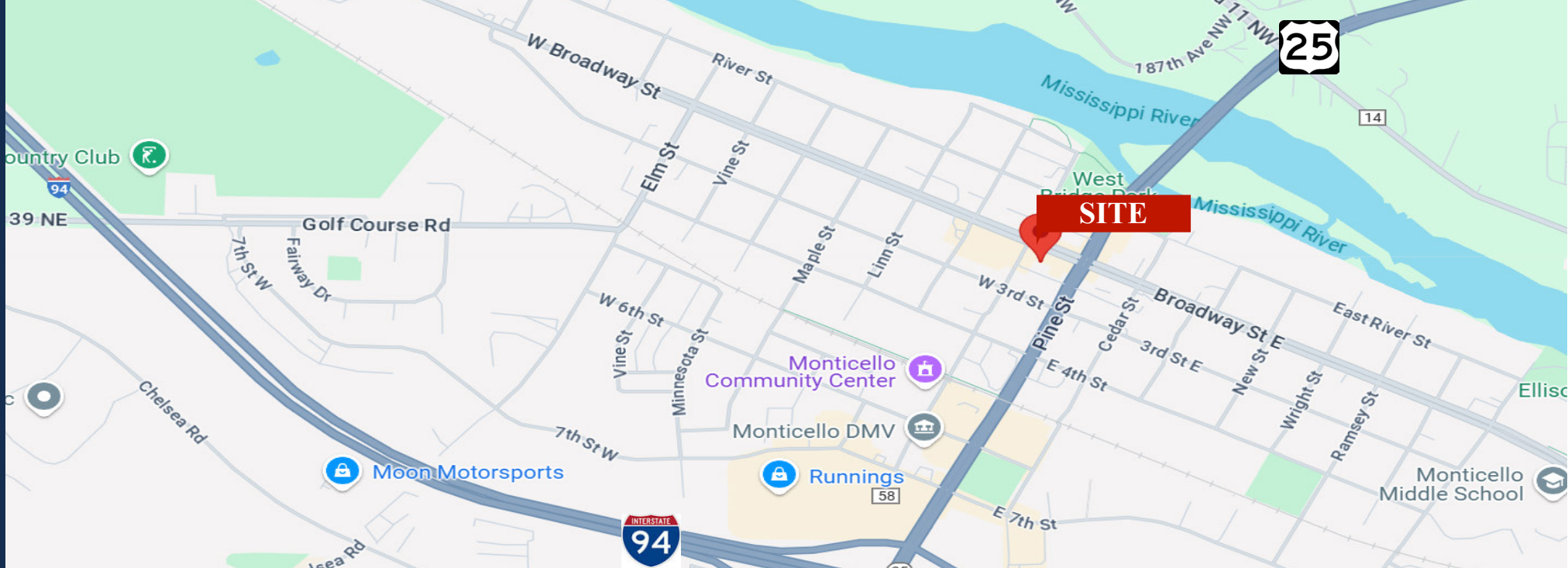
MONTICELLO

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

Sheila Zachman, Broker
763.244.0600
SZachman@crs-mn.com



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:
Walmart, Monticello Community Center, US Bank,
Wells Fargo, Beef O'Brady's, Block 52 Apartments
Hi-Way Liquor and more...

TRAFFIC COUNTS - 2024

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



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

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
2025 Taxes	\$3,487.34 + Assessments \$412.66
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



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 PHOTOS



BACK HALF

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.