



COMMERCIAL REALTY SOLUTIONS

For Sale / Lease
Commercial
Building



MONTICELLO

Event Center - Commercial Building

Sale Price: ~~\$599,000~~ Reduced to **\$569,000**

Lease Rate: **\$10.00/psf Net**

Building **4,000/sf** (Single Tenant)

1549 Broadway Street East, Monticello, MN 55362

Wayne Elam, Broker
763.229.4982
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PROPERTY LOCATION

- * Located North Side of I-94
- * Great Corner Location
- * Quick East I-94 Access
- * High Traffic Count

TRAFFIC COUNTS - 2023

- * County Road 39 - 9,153 VPD
- * Broadway St. East - 8,272 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

Sale Price

~~\$599,000.00~~

Reduced to **\$569,000.00**

Lease Rate: **\$10.00/psf Net** (Plus Insurance & Property Tax)

Building 4,000/sf

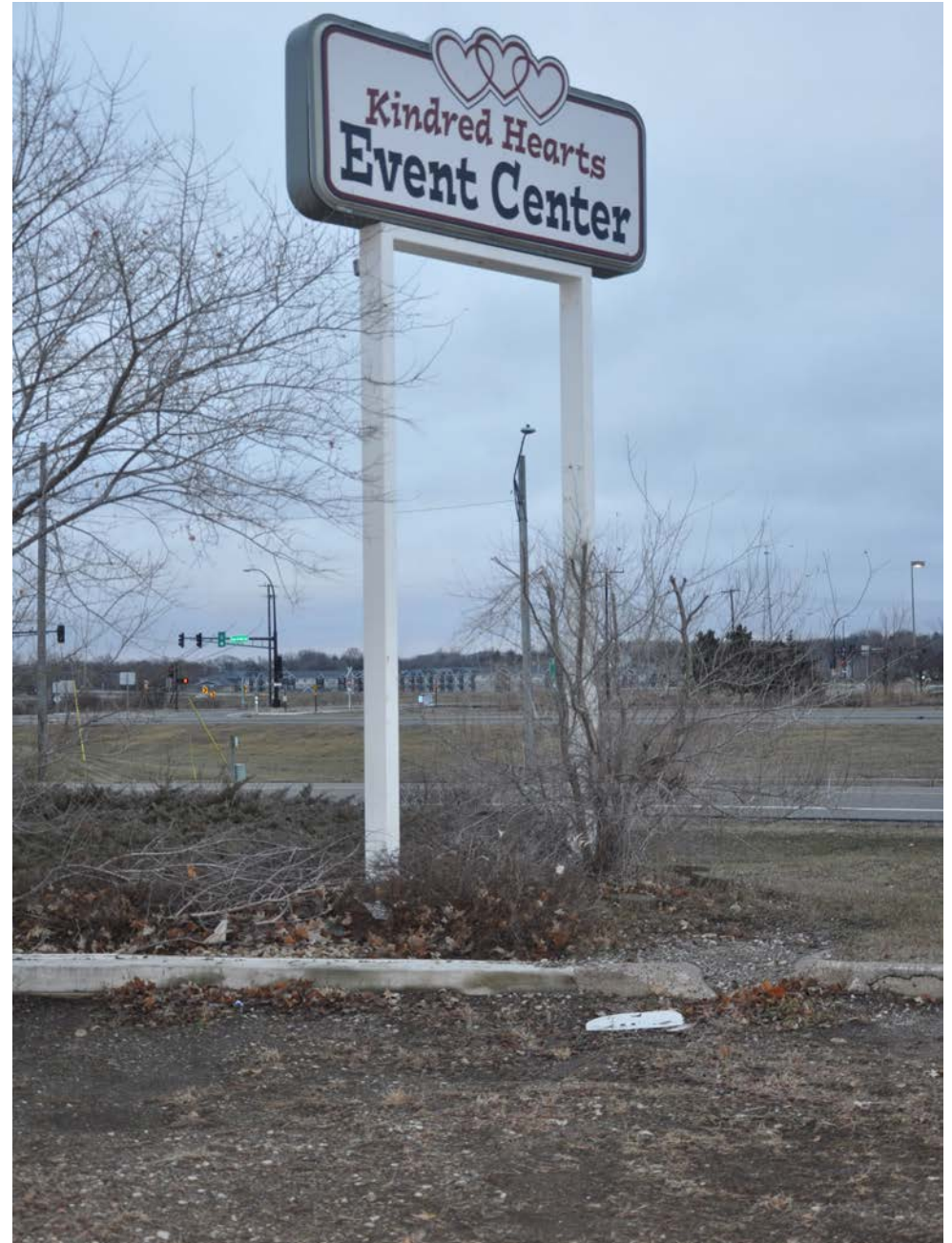
Lot Size 1.01 Acres

County Wright

PIDs/Taxes/
Assessments 155-037-001050 2024 \$6,331.56
Assessments \$864.44
155-037-001060 2024 \$3,510.54
Assessments \$1,803.46

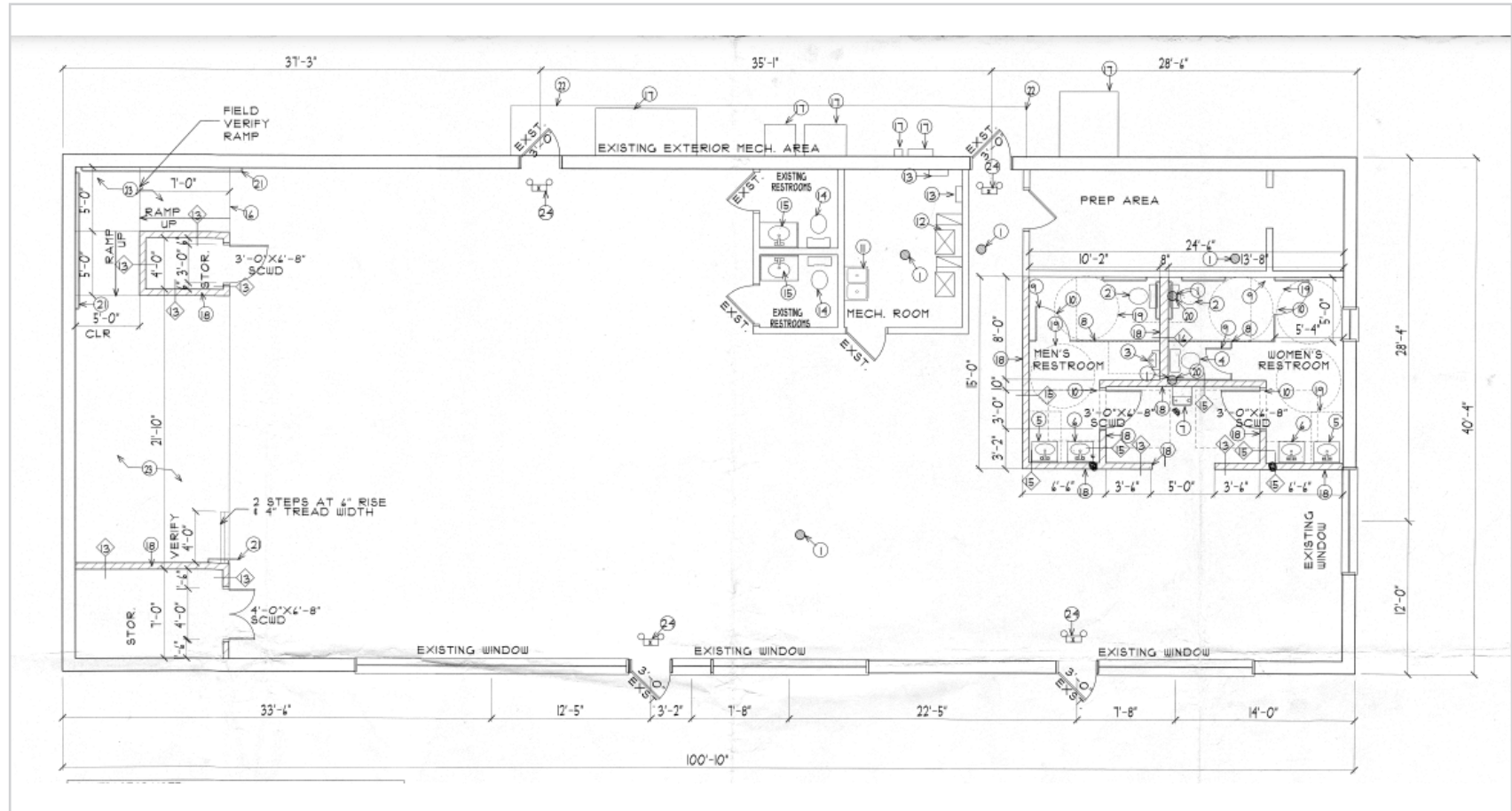
Zoned B2 - Business District

Businesses in the Area Target, Home Depot, Pet Smart,
Marshalls, Caribou Coffee, Kwik Trip,
Von Hanson's Meats, Mattress Firm,
Fantastic Sams, Liberty Bank,
Willows Landing, Hawk's Sports Bar
and much more!



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FLOOR PLAN



PROPERTY INFORMATION

- * Currently a Small Event Center
- * Nice Interior
- * Small Kitchen (No Hood)
- * Two Sets of Men's and Women's Restrooms
- * Ceiling Fans

- * Drive-Thru Window
- * Central Heat and Air Conditioning
- * Raised Stage
- * Ample Parking
- * Great Pylon Sign Visibility
- * Small Shed Behind Building

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INTERIOR



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INTERIOR (Event Center)



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INTERIOR (Kitchen / Restrooms)



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EXTERIOR



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