



**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 - 2024

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



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# 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

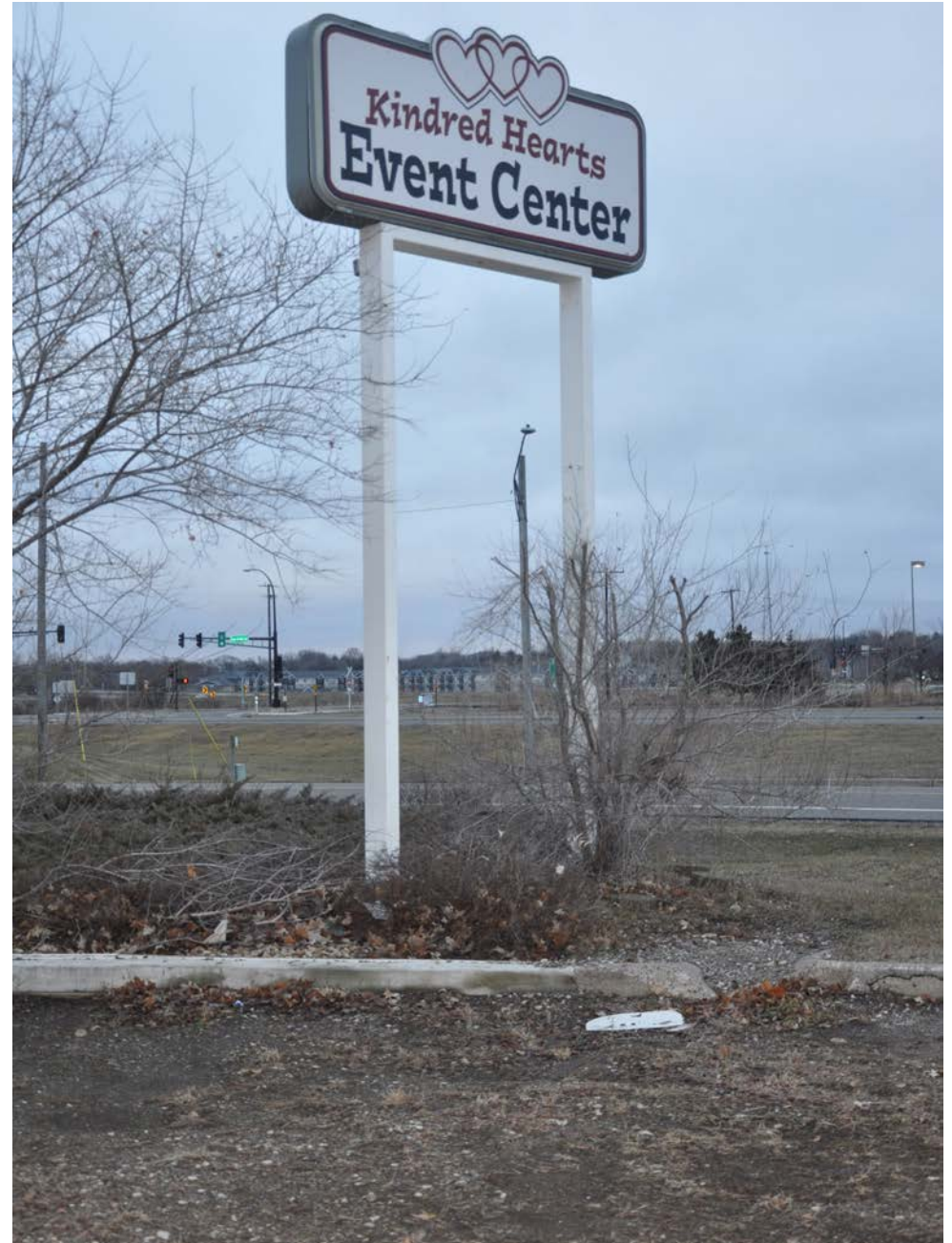
Lot Size 1.01 Acres

County Wright

PIDs/Taxes/  
Assessments 155-037-001050 2025 \$7,250.52  
Assessments \$831.48  
155-037-001060 2025 \$5,043.32  
Assessments \$1,734.68

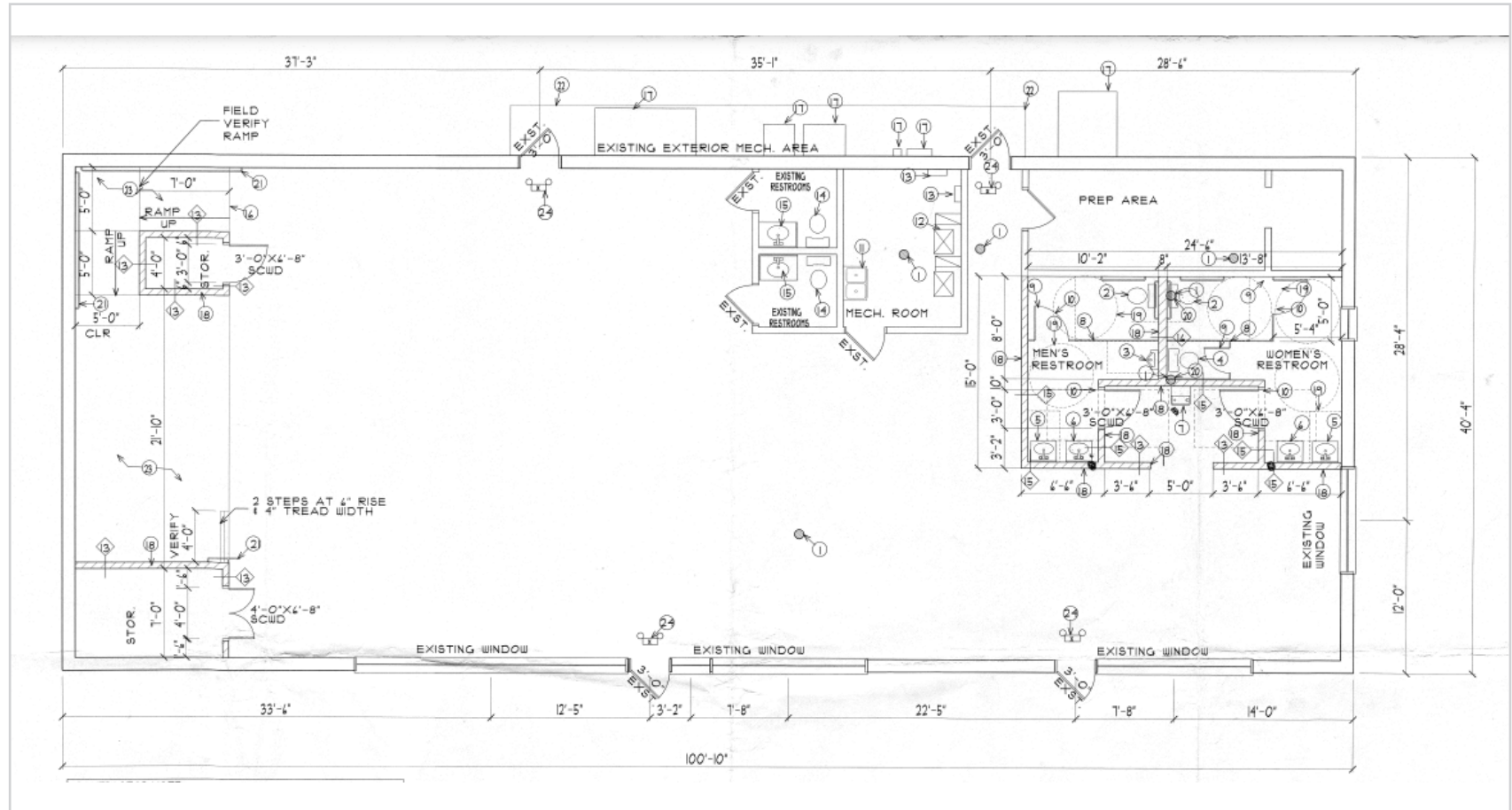
Zoned B2 - Business District

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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