



COMMERCIAL REALTY SOLUTIONS

For Lease
Office Space



MONTICELLO

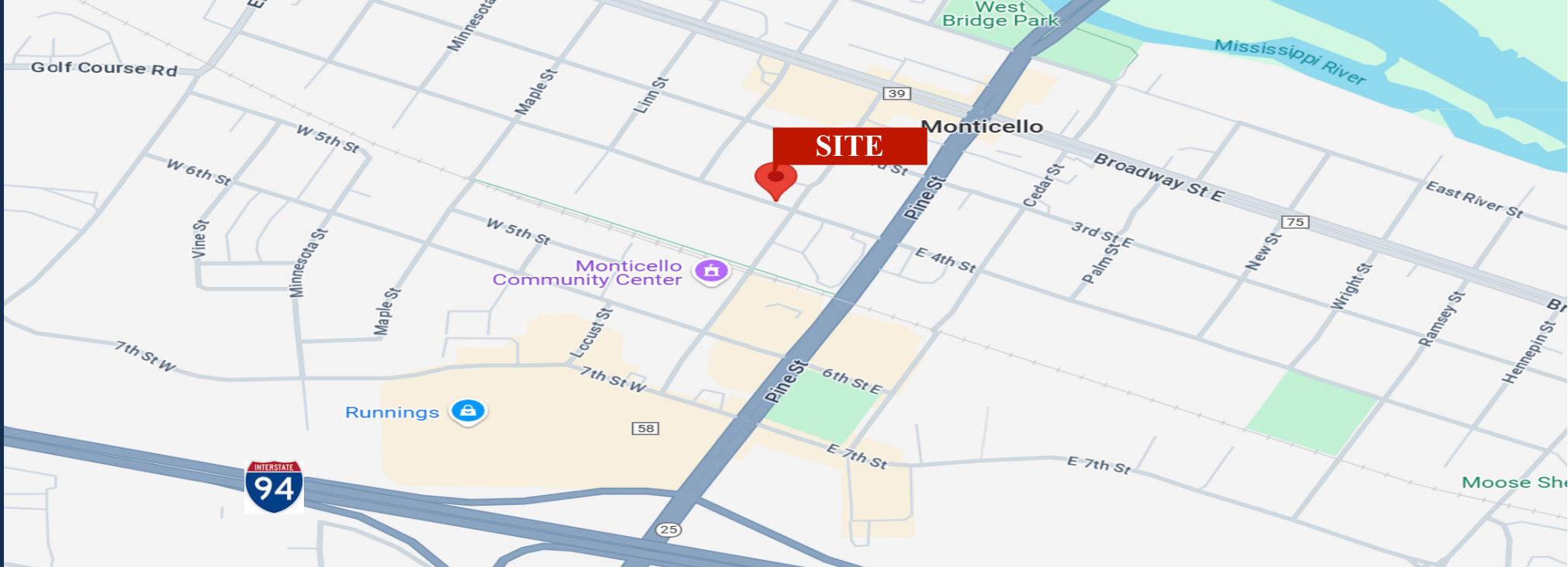
Office Space/Downtown Location

Lease Rate: \$900.00/mo

Building Size: 4,921/sf Available Space: 525/sf

201 W 4th Street, Monticello, MN 55362

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PROPERTY LOCATION

- * West of Hwy 25
- * North of I-94
- * Corner Location
- * Near Many Services & Retail
- * Businesses in the Area:
 Monticello Community Center, Wells Fargo, US Bank,
 Hi-Way Liquor, Cargill Kitchen Solutions,
 Christensen Group Insurance and more...

TRAFFIC COUNTS - 2023

- * Highway 25 - 27,859 VPD
- * Walnut Street - 2,138 VPD



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PROPERTY OVERVIEW

Lease Rate

\$900.00/month (Modified Gross)
(Operating Expenses - \$200.00 for Utilities)

Building Size	4,921/sf
Space Available	525/sf
Wright County	PID 155-010-031041
2024 Taxes	\$7,846.00
Zoned	CCD - Central Community District
Tenant	Multi-Tenant Building
Floors	One (1)
Built	1948

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INTERIOR



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INTERIOR



BUILDING INFORMATION

- * Large Reception Area
- * One Private Office
- * Four (4) Parking Spaces plus Street Parking

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EXTERIOR



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