



COMMERCIAL REALTY SOLUTIONS

For Lease  
Office Space

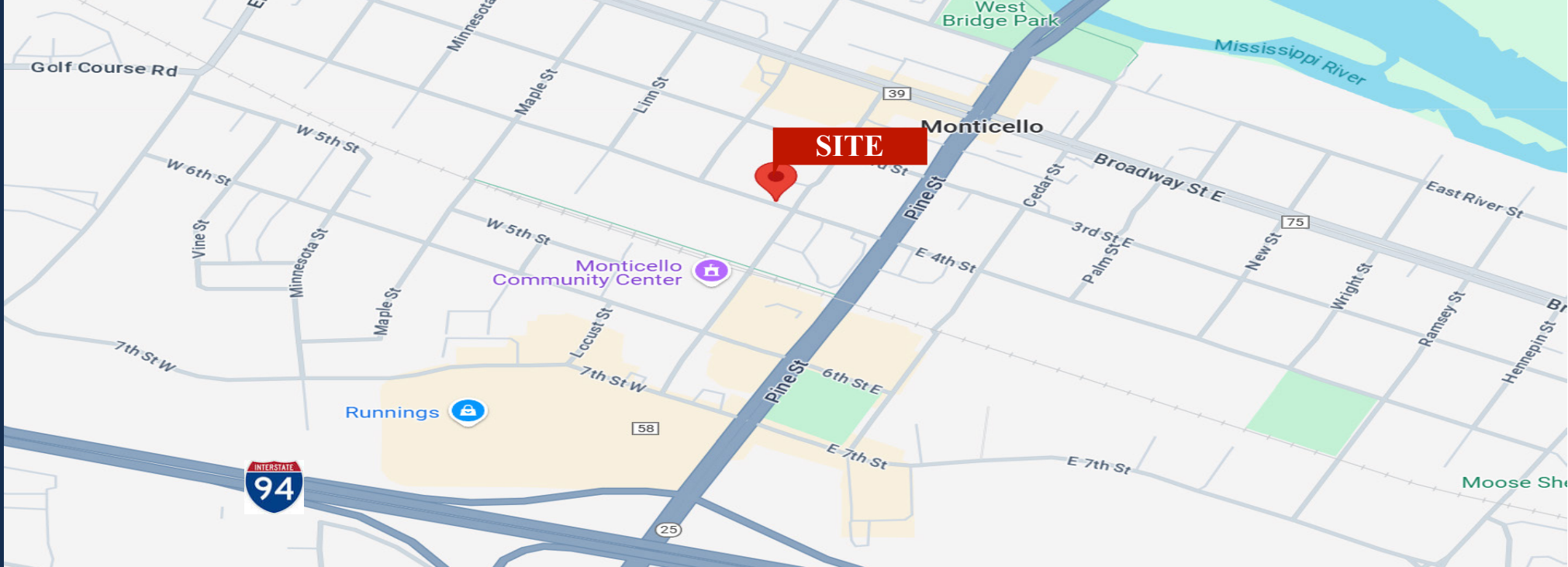


## MONTICELLO Office Space/Downtown Location

**Lease Rate: \$900.00/mo**

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