



COMMERCIAL REALTY SOLUTIONS

For Sale  
Single Tenant  
Investment



PRICE REDUCED  
TO \$1,200,000.00  
(9.4 Cap)

## MONTICELLO

Professional Office Building

Sale Price: ~~\$1,300,000~~ Reduced to **\$1,200,000**

Building **13,366/sf**

4300 School Blvd., Monticello, MN 55362

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## PROPERTY LOCATION

- \* Located East of Highway 25
- \* South of I-94
- \* Great Location for Professional Services
- \* High Traffic Area
- \* Businesses in the Area:  
Walmart, Monticello Pet Hospital, Dollar Tree, Aldi, Kwik Trip, Chatters, Buffalo Wild Wings, and much more.

## TRAFFIC COUNTS - 2023

- \* Highway 25 - 15,430 VPD
- \* School Blvd - 6,600 VPD



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# PROPERTY OVERVIEW

Sale Price

**\$1,300,000.00**

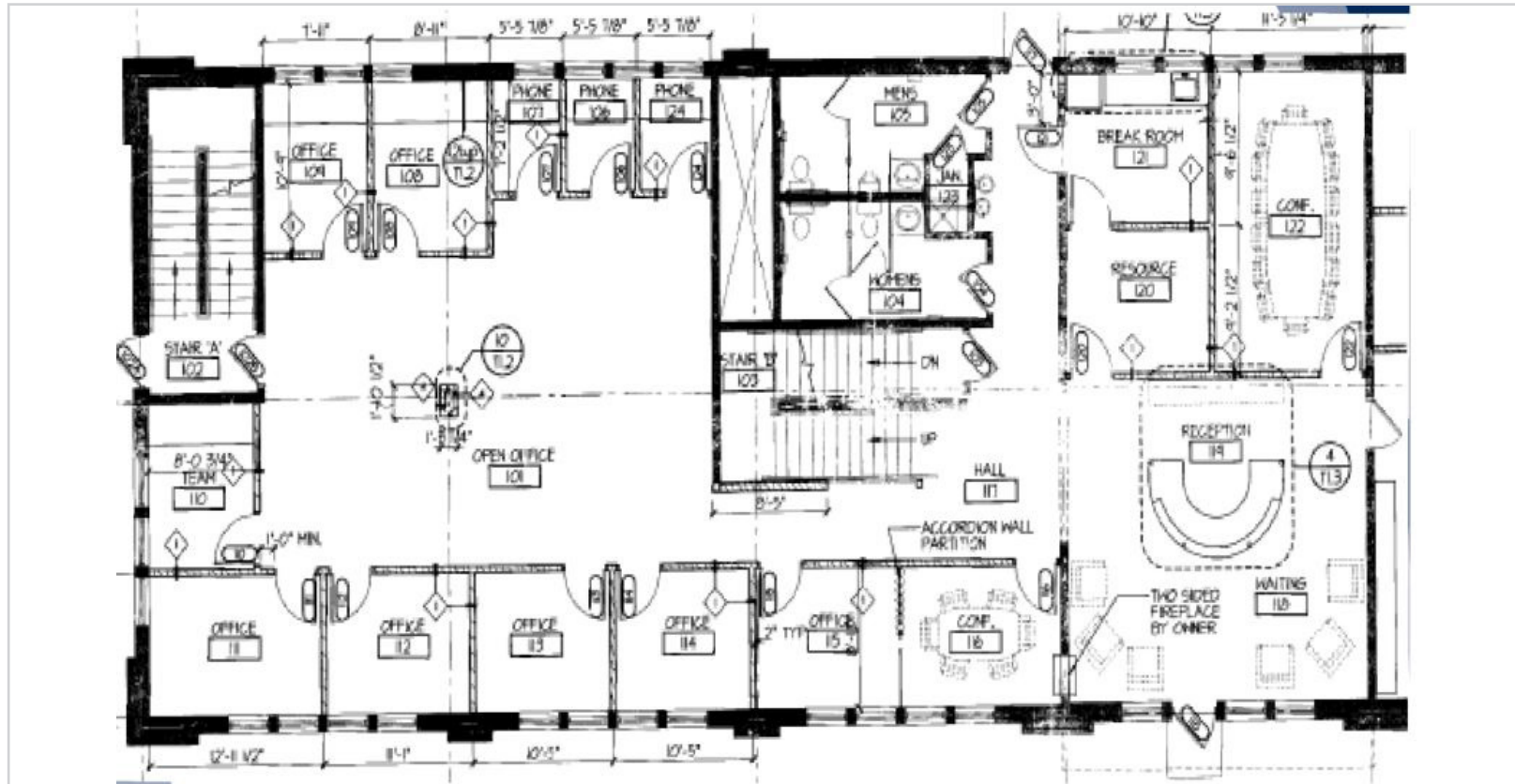
Reduced to **\$1,200,000.00**

Building	13,366/sf 9.4 Cap 5 Yr Net Lease (Sept 1, 2023 - Aug 31, 2028) 2.5% Annual Increases 2 (5 Yr) Options to Extend
County	Wright
PIDs/Taxes	155-211-001-010 2024 \$22,944.00
Zoned	B-4 Commercial
Landlord Responsibilities	Structural, Exterior, Roof, HVAC, Parking, Lawn/Snow, Reimbursed Taxes
Tenant Responsibilities	Maintain Repair - HVAC, Lighting, Fire Suppression, Interior Utilities



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# FLOOR PLAN - MAIN FLOOR



## **CURRENT TENANT**

**Minnesota Autism Center - MAC**

\* 28 Years in Business

\* 21 Locations

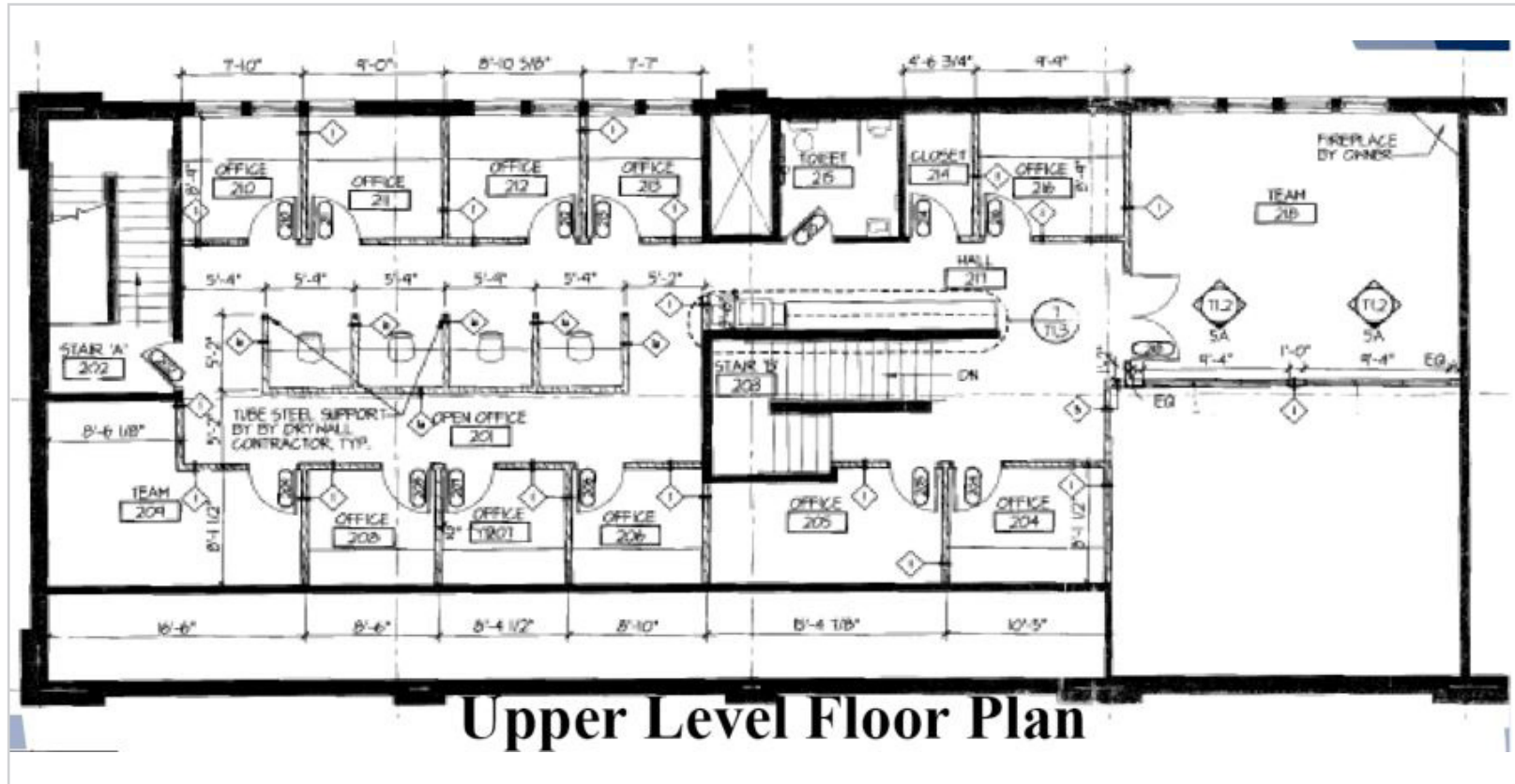
*Responsibilities*

Landlord - Structural, Exterior, Roof, HVAC Replacement,  
Parking, Lawn & Snow

Tenant - HVAC Repair/Maintain, Lighting, Fire Suppression,  
Interior, Utilities, Property Taxes (Reimbursed)

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# FLOOR PLAN - UPPER FLOOR



## PROPERTY INFORMATION

- \* Building Part of a Common Interest Community
- \* Built 2008
- \* Subject to an Easement Agreement with Neighboring Property
- \* Main Level: 6,400/sf
- \* Second Floor Office: 2,760/f
- \* Lofted Area: 1,446/sf
- \* Basement: 2,760/sf
- \* Total: 13,366/sf

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# INTERIOR



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