COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362

PROPERTY INFORMATION

* Sales Price ~~$1,700,000.00~~
  Reduced to **$1,499,000.00**
* Building is 13,366/sf
  - Main Level 6,400/sf
  - 2nd Floor Office 2,760/sf
  - Lofted Area 1,446/sf
  - Lower Level/Basement 2,760/sf
* Wright County
* PID 155.211.001.010 2022 Taxes $19,886.00
* Zoned: B-4 Commercial
* Businesses in the Area Include:
  Walmart, Monticello Pet Hospital, Dollar Tree, Aldi, Kwik Trip, Chatters, Buffalo Wild Wings, and much more!

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

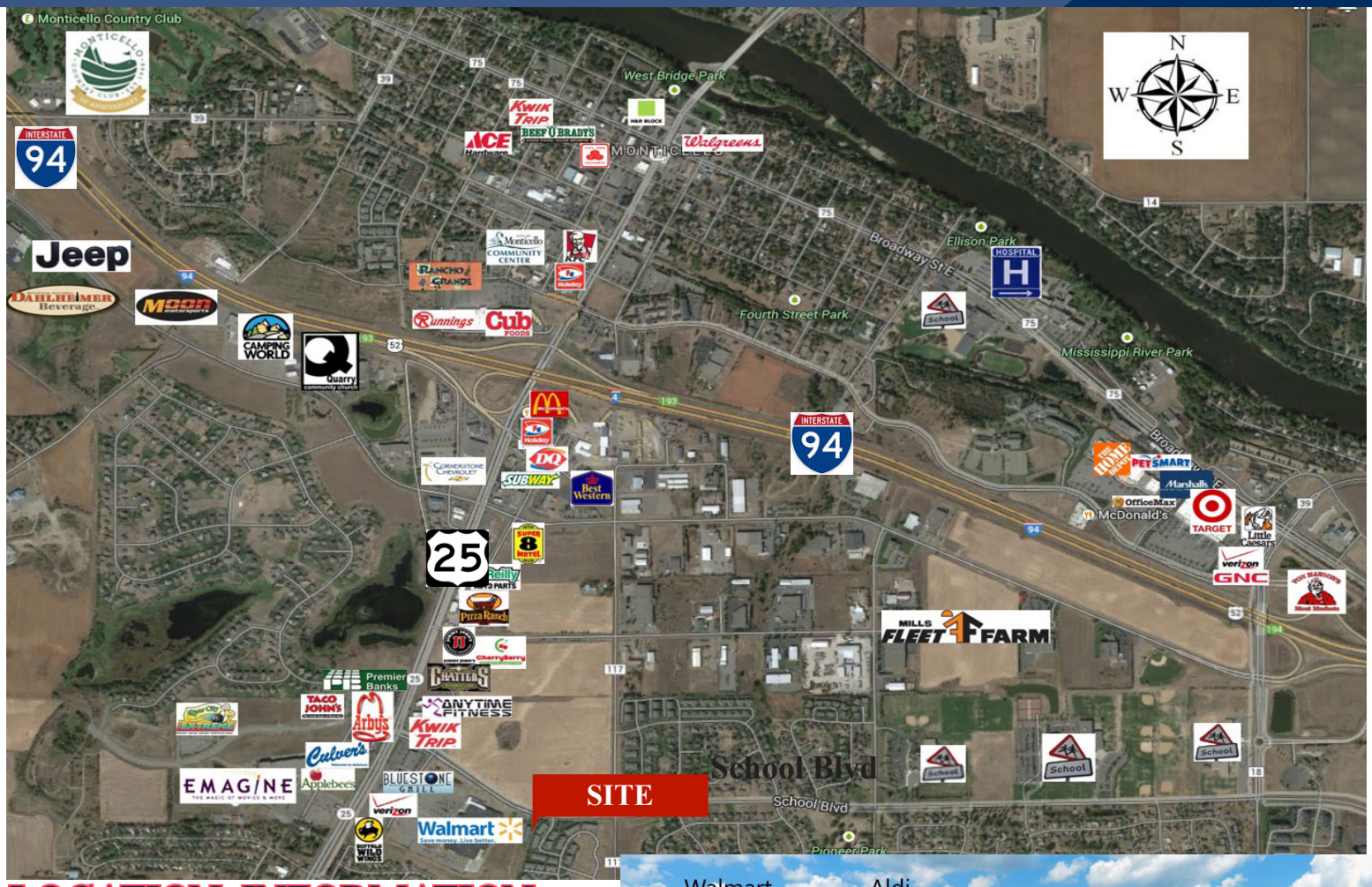
Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).

COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362



LOCATION INFORMATION

* Located East of Highway 25
* South of I-94
* Great Location for Professional Services
* High Traffic Area

TRAFFIC COUNTS - 2021

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

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

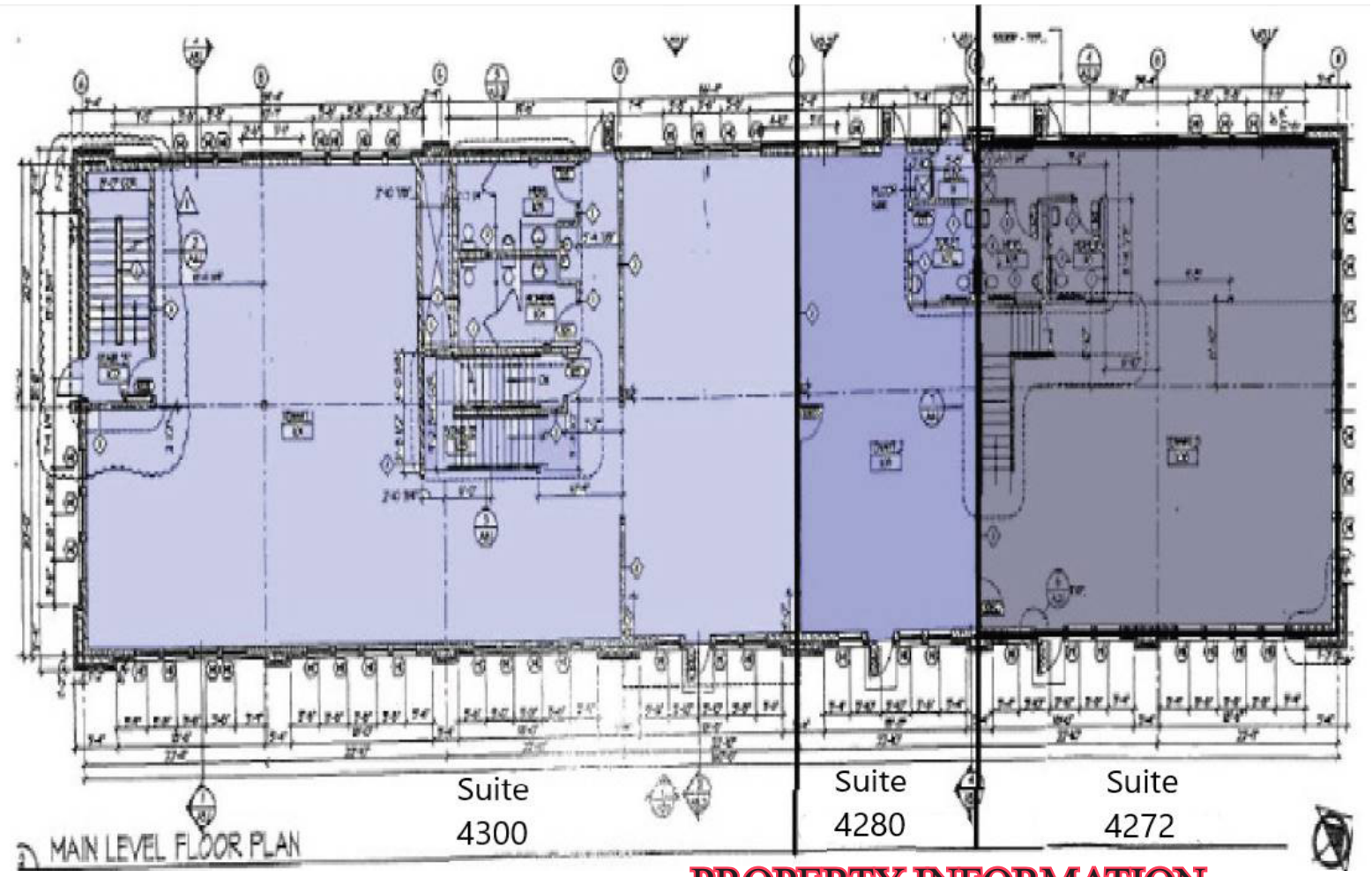
Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).

COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362



First Floor Plan
Full Building w/o Build Out
(Shading Shows Demised Suites)

PROPERTY INFORMATION

* Building Part of a Common Interest Community
* Built 2008
* Potential for Shared Parking with AM/PM Agreement
* Main Level: 6,400/sf
* Second Floor Office: 2,760/f
* Lofted Area: 1,446/sf
* Basement: 2,760/sf
* Total: 13,366/sf

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

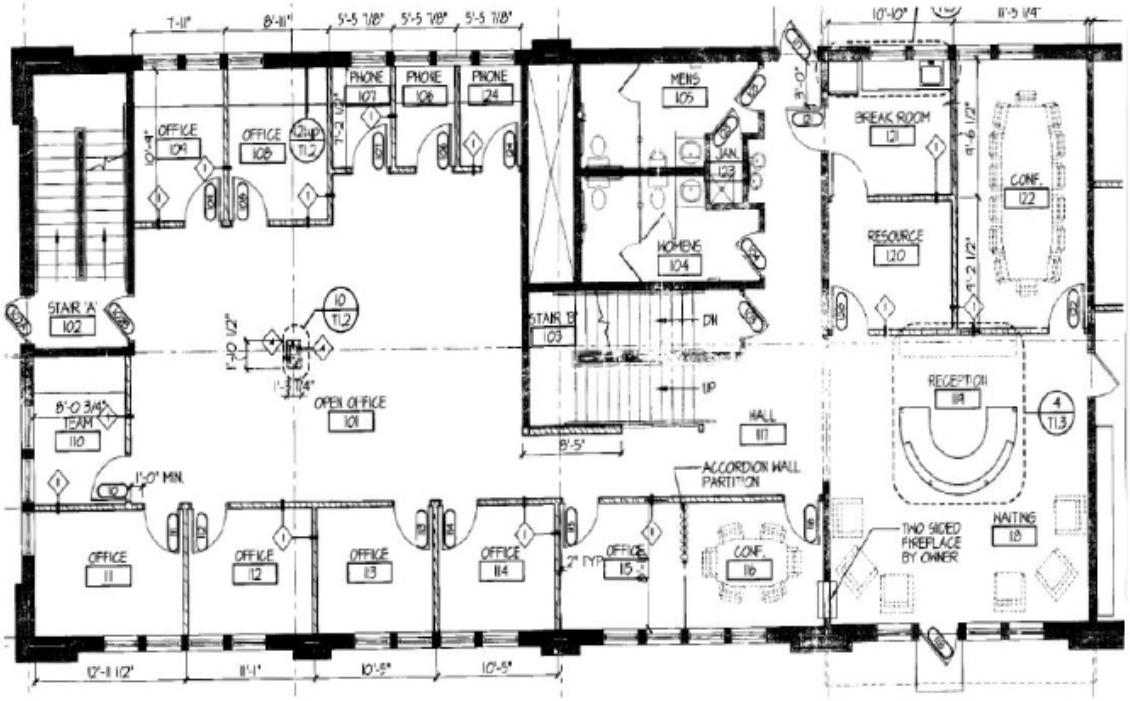
Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

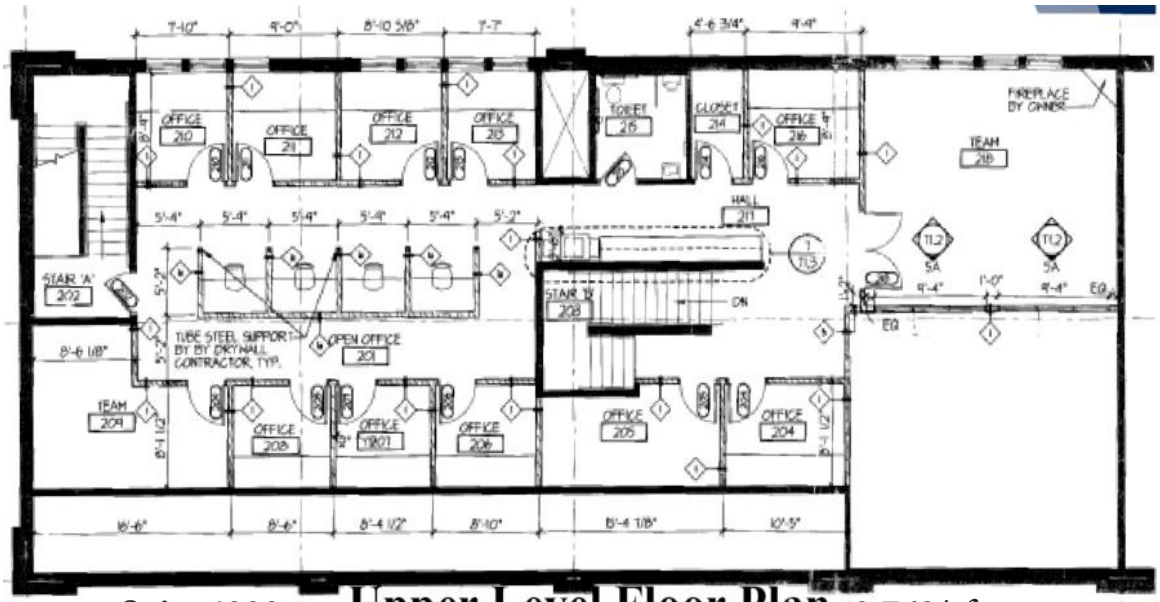
The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims 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).

COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362



Suite 4300 **Main Level Floor Plan** **6,400/sf**



Suite 4300 **Upper Level Floor Plan** **2,760/sf**

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

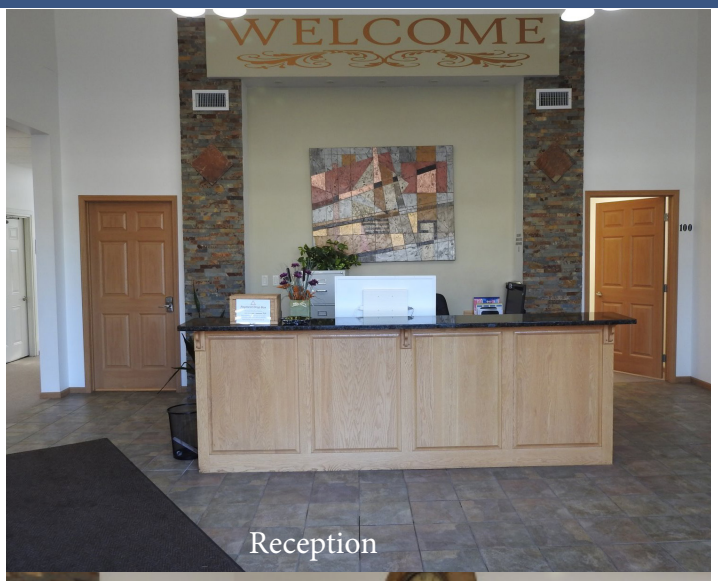
Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).

COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362



Reception

Reception

Reception

Suites

Suites

Lunchroom

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).

COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362

Second Floor

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

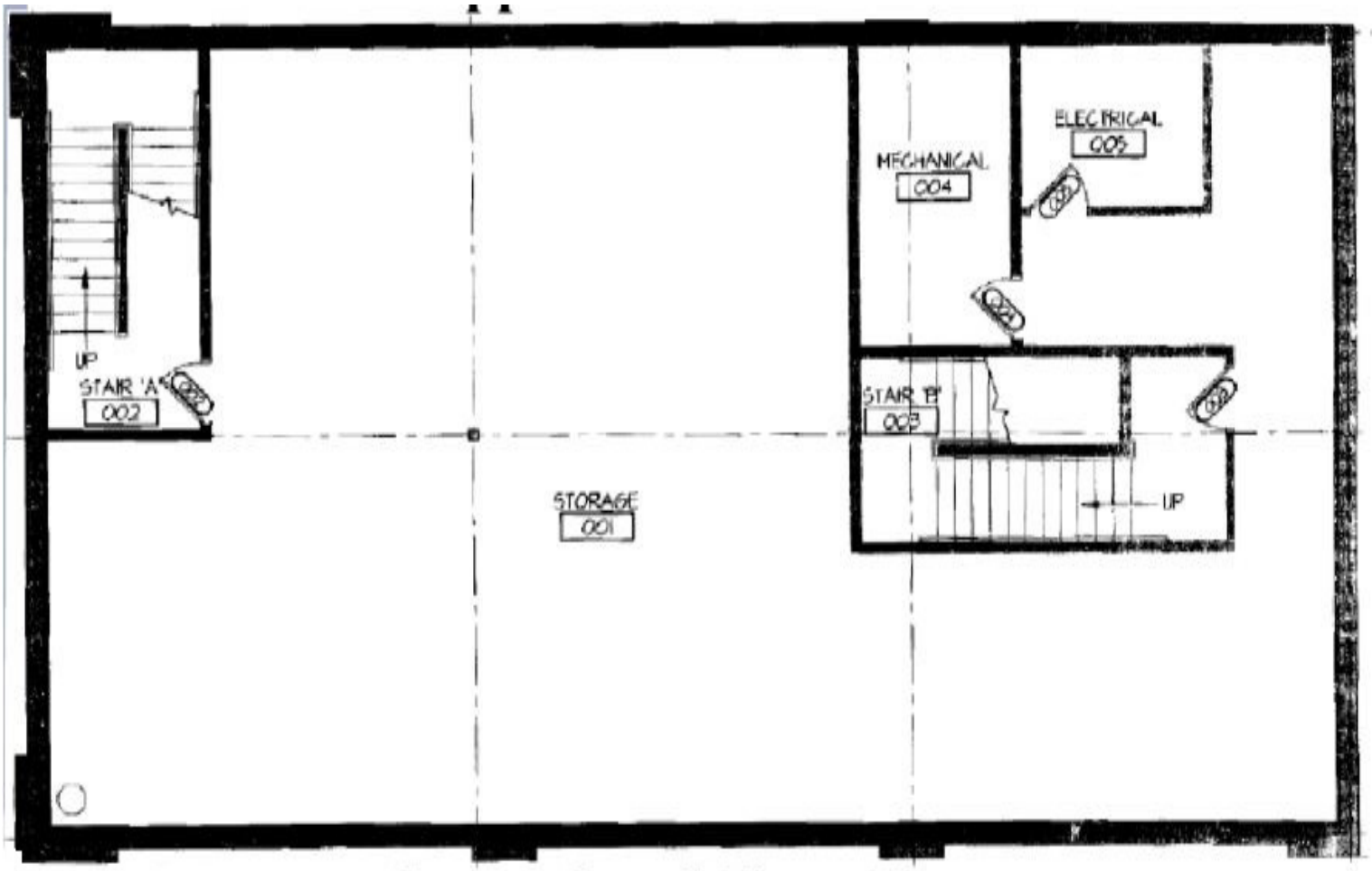
Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).

COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362



Suite 4300 **Lower Level Floor Plan** 2,760/sf

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

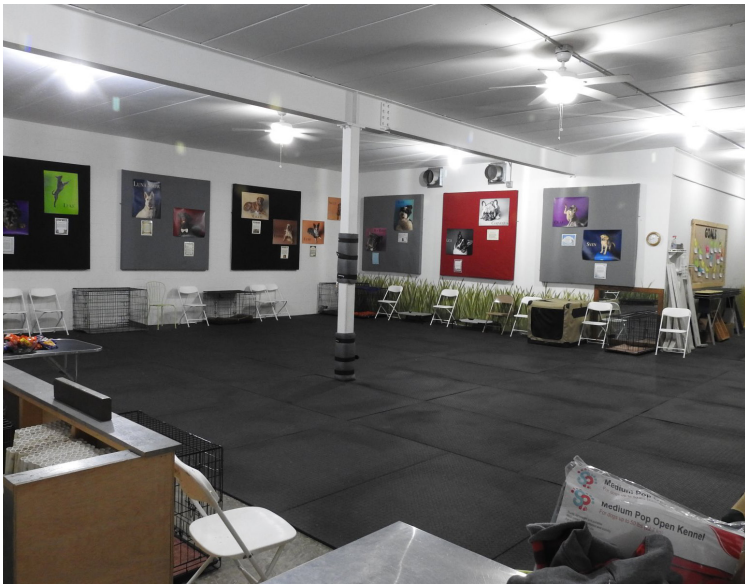
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).

COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362

Lower Level



Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).

COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362

Suite 4280

Main Floor - 910/sf
Mezzanine - 304/sf

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).

COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362

Suite 4277

Main Floor - 1,830/sf
Mezzanine - 597/sf

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).

COMMERCIAL REALTY SOLUTIONS

For Sale
Professional Office Building
4300 School Blvd., Monticello 55362

BUILDING EXTERIOR

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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).