

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



**MAJOR PRICE
REDUCTION**

PROPERTY INFORMATION

- * Sales Price ~~\$1,700,000.00~~
Reduced to **\$1,200,000.00**
- * 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 2024 Taxes \$22,944.00
- * 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:
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(320) 282-8410
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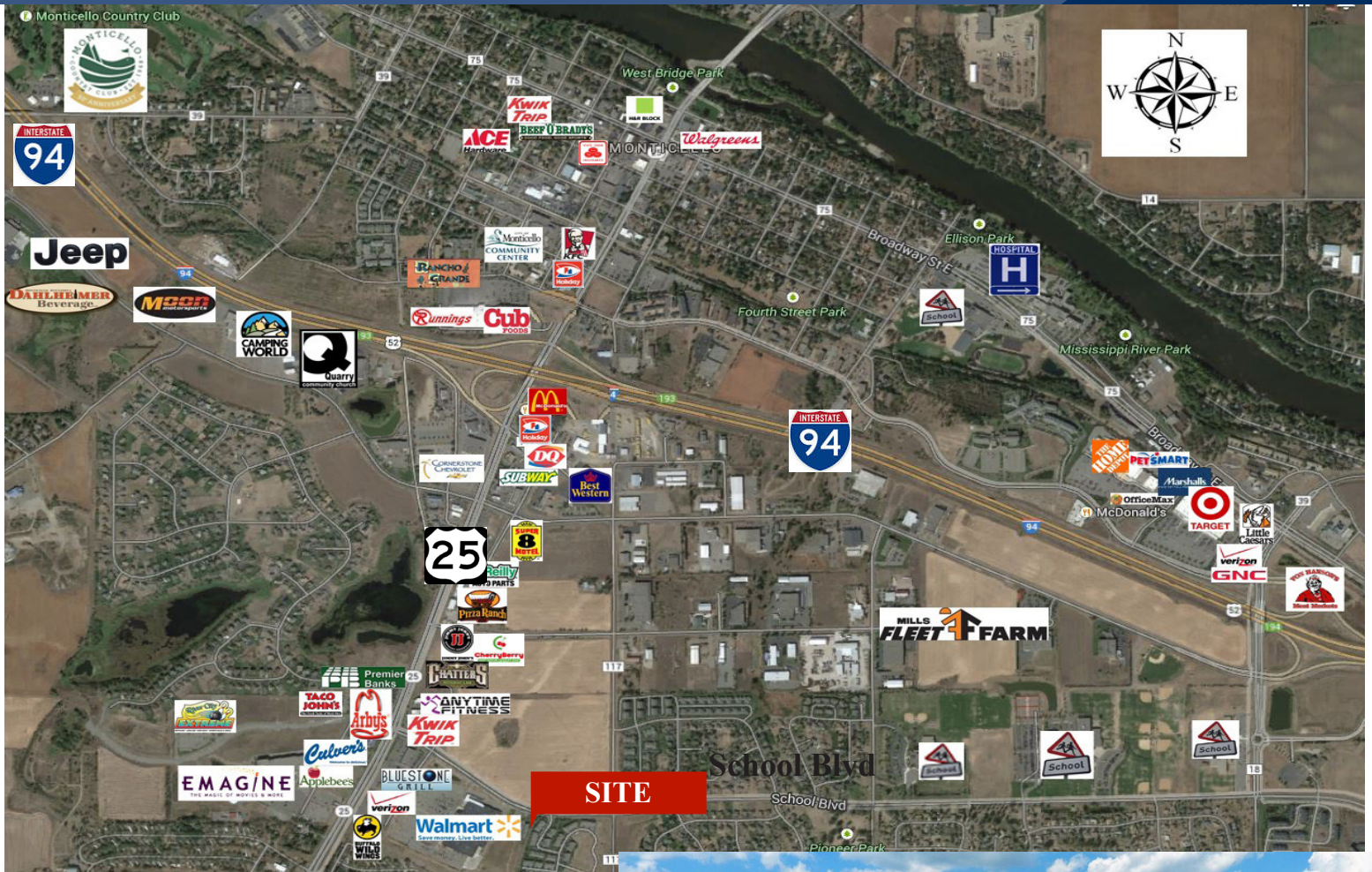
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3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com



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LOCATION INFORMATION

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

TRAFFIC COUNTS - 2022

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

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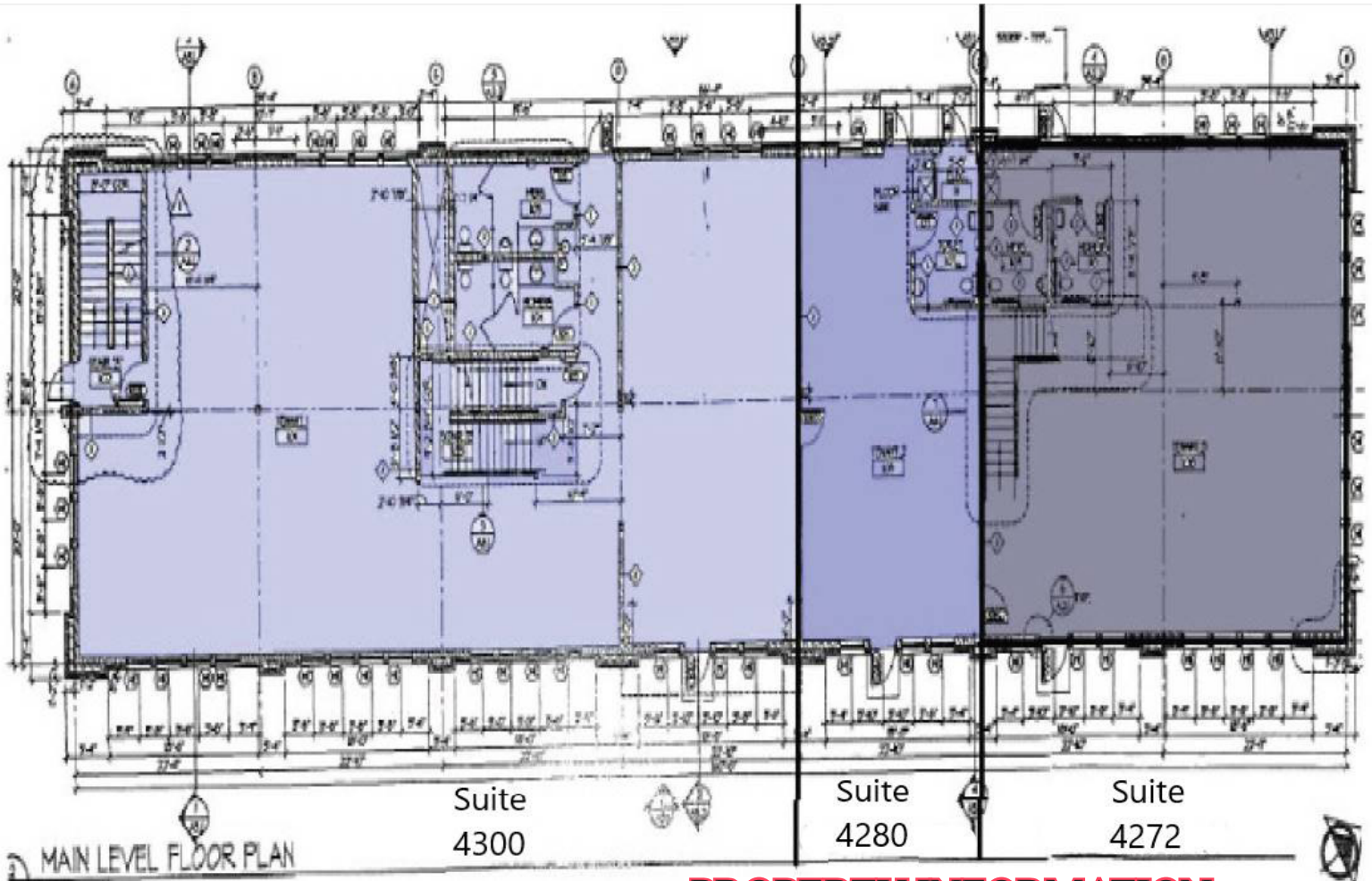
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First Floor Plan
Full Building w/o Build Out
(Shading Shows Demised Suites)

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

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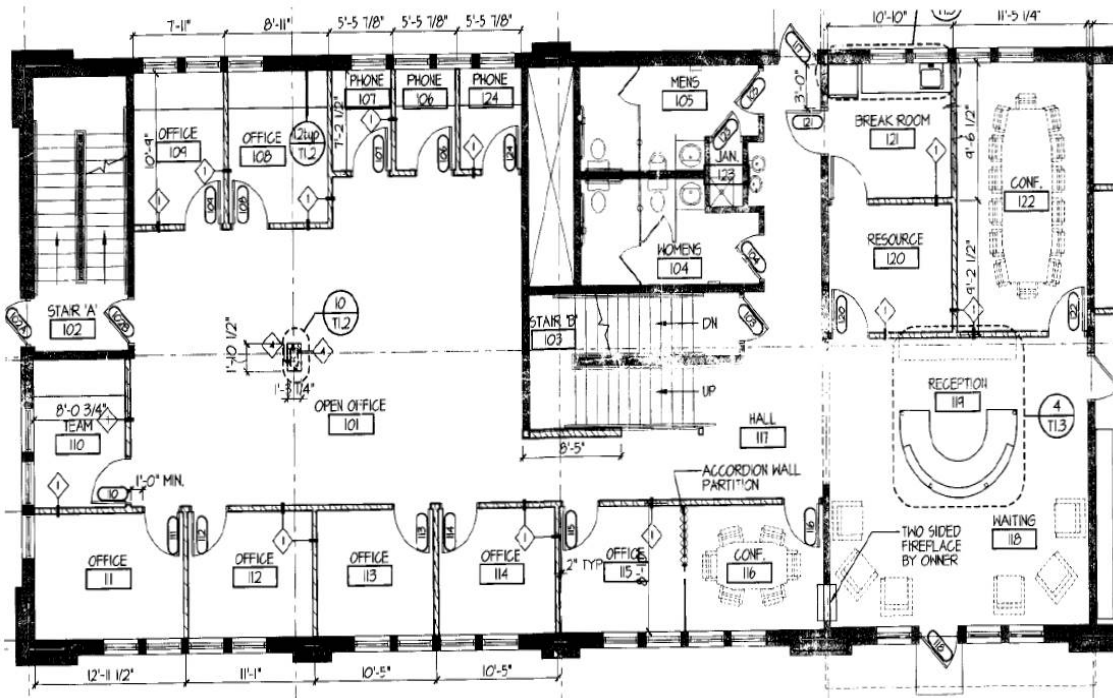
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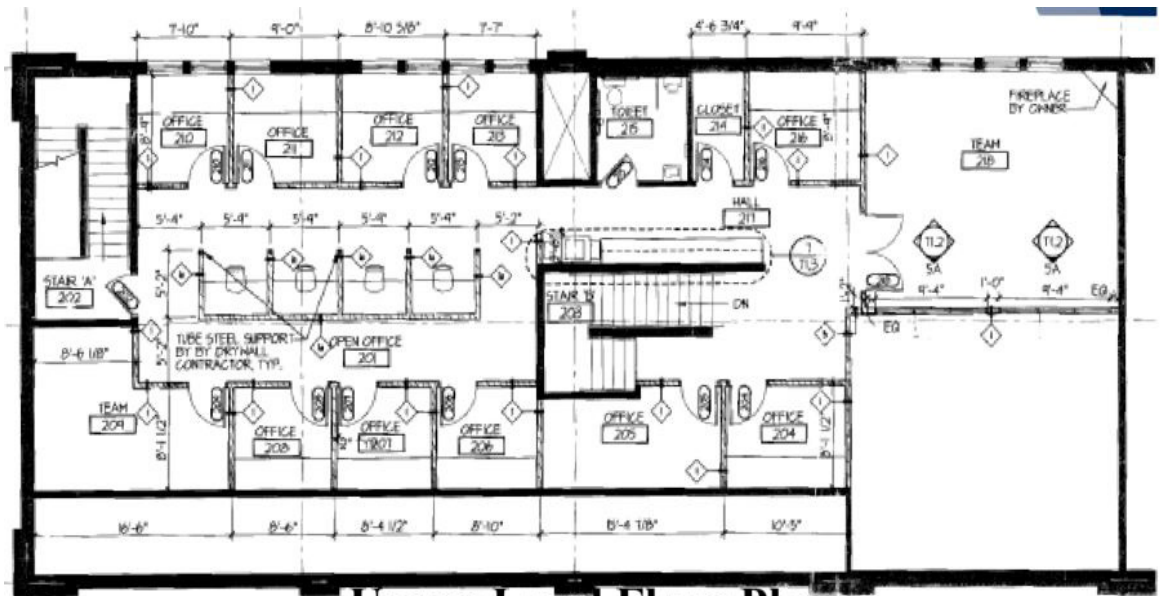


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Suite 4300 Main Level Floor Plan 6,400/sf



Suite 4300 Upper Level Floor Plan 2,760/sf

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Reception



Reception



Reception



Suites



Suites



Lunchroom

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Second Floor



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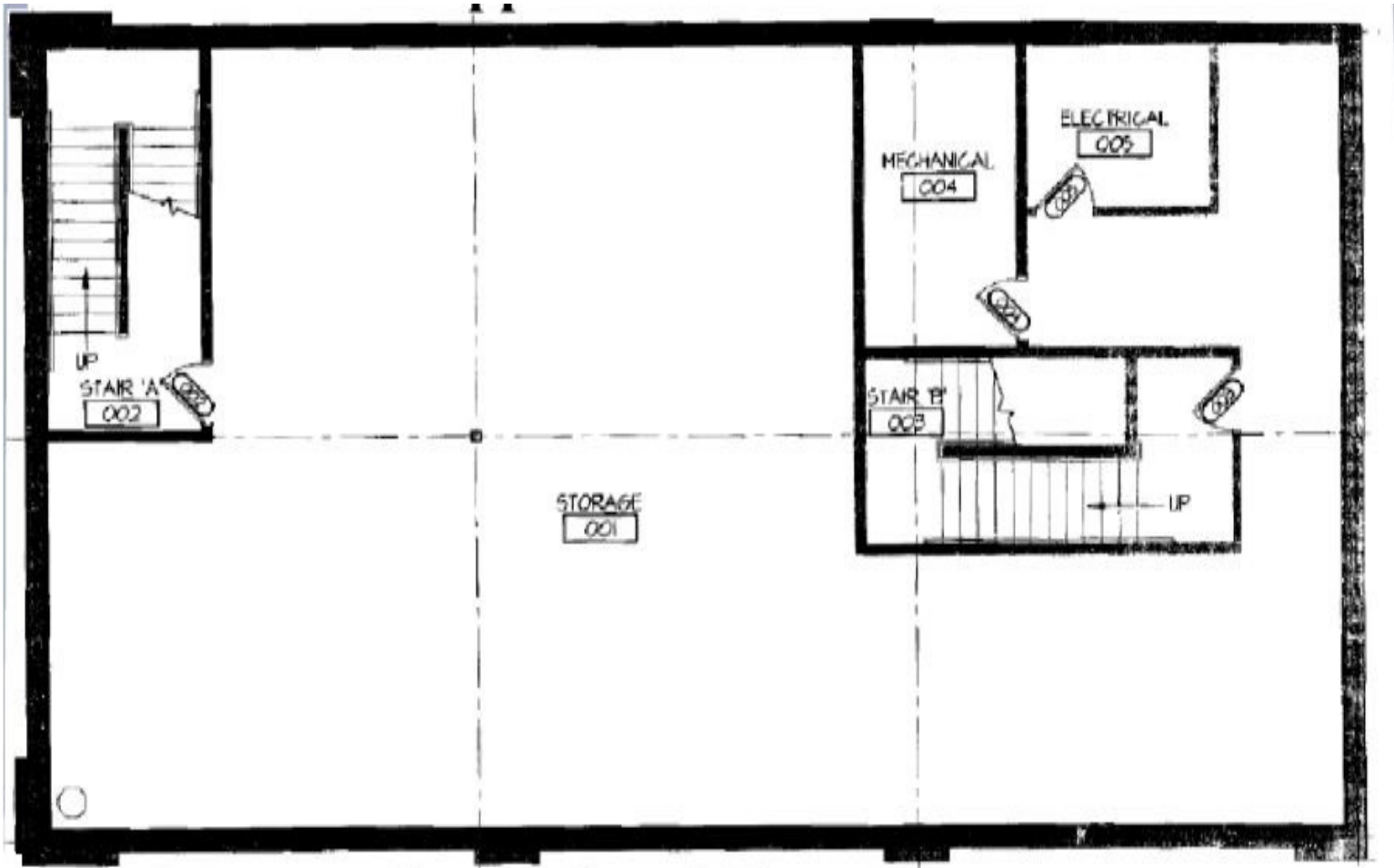
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Suite 4300

Lower Level Floor Plan 2,760/sf

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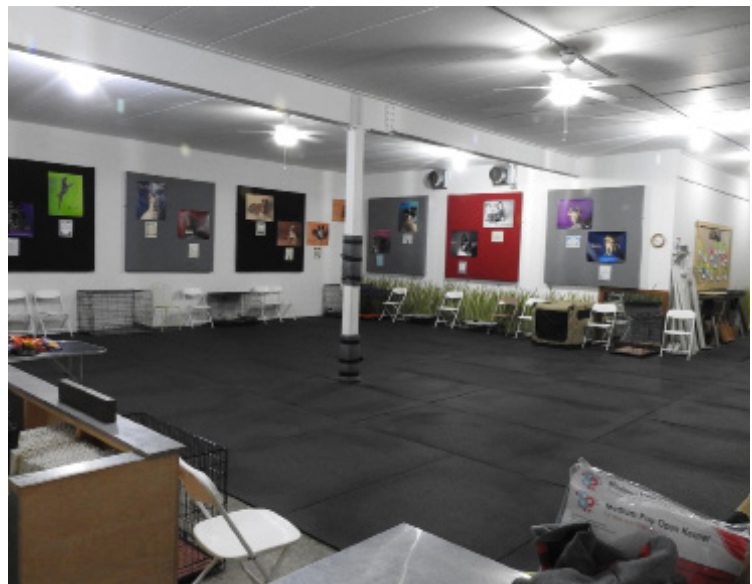


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Lower Level



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Suite 4280

Main Floor - 910/sf
Mezzanine - 304/sf



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Suite 4277

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



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BUILDING EXTERIOR



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