



COMMERCIAL REALTY SOLUTIONS

For Lease
Retail Space



RETAIL SPACE

1,869/sf Space Available

527 Hwy 25, Monticello, MN 55362

Sheila Zachman, Broker
763.244.0600
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- ◆ West of Hwy 25
- ◆ Across from Monticello City Hall & Community Center
- ◆ North of I-94

TRAFFIC COUNTS - 2023

* Highway 25 - 32,000 VPD

* 6th Street - 2,800 VPD



Businesses in the Area:

Monticello City Hall & Community Center, Hi-Way Liquor, Moon Donuts, Caribou Coffee, Wells Fargo Bank, Monticello Public Library, Ameriprise Financial and more.

PROPERTY OVERVIEW

Lease Rate

\$18.00/psf NNN

Operating Expense	\$9.36/psf
Building Size	8,773/sf
Space Available	1,869/sf
Wright County	PID 155-137-000200
2024 Taxes	\$7,626.00
Zoned	Retail
Tenant	Multi-Tenant Building
Floors	One (1)

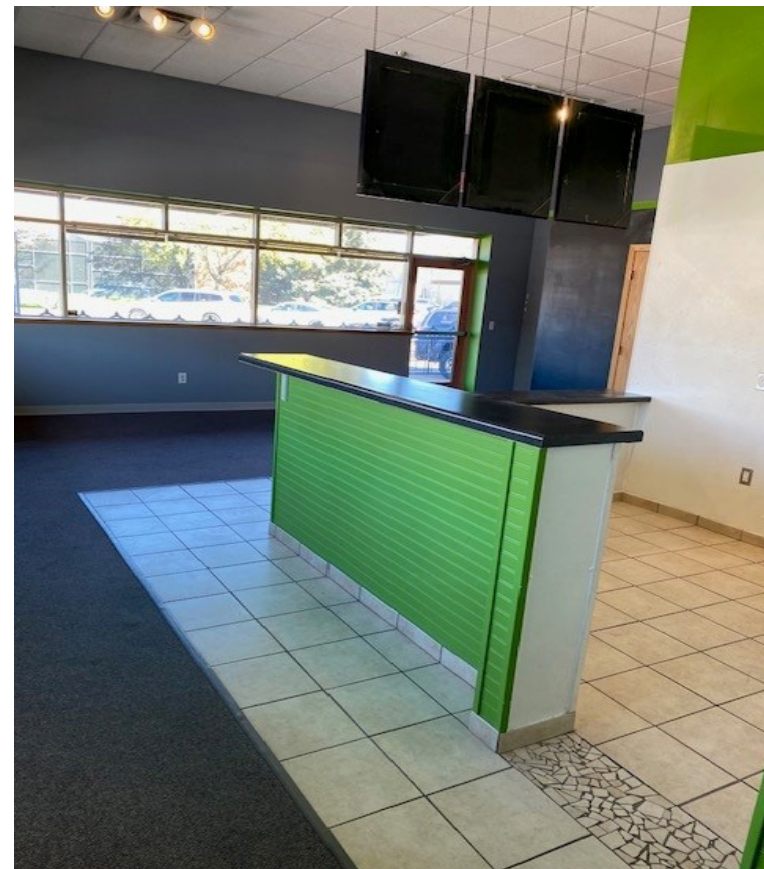


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INTERIOR



- *Front & Rear Entrances
- * Restrooms
- * Convenient Location
- * Street Parking - Front & Rear
- * Interior Wet Sprinklered



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