



COMMERCIAL REALTY SOLUTIONS

For Lease
Retail Space

Hair Obsession
Salon

534
Hair Obsession
Salon
763-271-3373
Hairobsessionssalonllc.com

MONTICELLO Retail Space

Building: 6,100/sf (2,128/sf Space Available)

534/536 Walnut Street, Monticello, MN 55362

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763.244.0600
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PROPERTY LOCATION

- * West of Highway 25
- * North of I-94
- * Easy Access to I-94 & Hwy 25
- * Convenient Location
- * Street Parking
- * Businesses in the Area:
 Monticello City Hall & Community Center, Moon Donuts,
 Hi-Way Liquor, Caribou Coffee, NorthStar Bank,
 Ameriprise Financial, Monticello Public Library and more...

TRAFFIC COUNTS - 2023

- * Highway 25 - 32,000 VPD
- * 6th Street - 2,800 VPD



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PROPERTY OVERVIEW

Lease Rate

\$18.00/psf NNN

Operating Expenses	\$9.36/psf
Building Size	6,100/sf
Space Available	2,128/sf (Min. Divisible 1,000/sf)
Wright County	PID 155-137-000100
Zoned	Retail
Tenant	Multi-Tenant Building
Floors	One (1)
Built	2003



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