



COMMERCIAL REALTY SOLUTIONS

For Sale
Office Building



MONTICELLO Office Building

Sale Price: ~~\$310,000.00~~ **Reduced to \$299,900.00**

Building: 1,140/sf

731 Broadway St E, Monticello, MN 55362

PRICE REDUCED

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PROPERTY LOCATION

- * Located North of I-94
- * Great Location on Broadway
- * Quick Easy Access to I-94
- * High Traffic Count
- * East of Hwy 25
- * Businesses in the Area:
Monticello Centra Care Hospital, Monticello Middle School,
Liberty Bank, Von Hanson's, Target, Home Depot,
Team Chiropractic & Wellness Center and more...

TRAFFIC COUNTS - 2024

- * I-94 - 57,740 VPD
- * Broadway St E - 12,819 VPD



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PROPERTY OVERVIEW

Sales Price

\$310,000.00

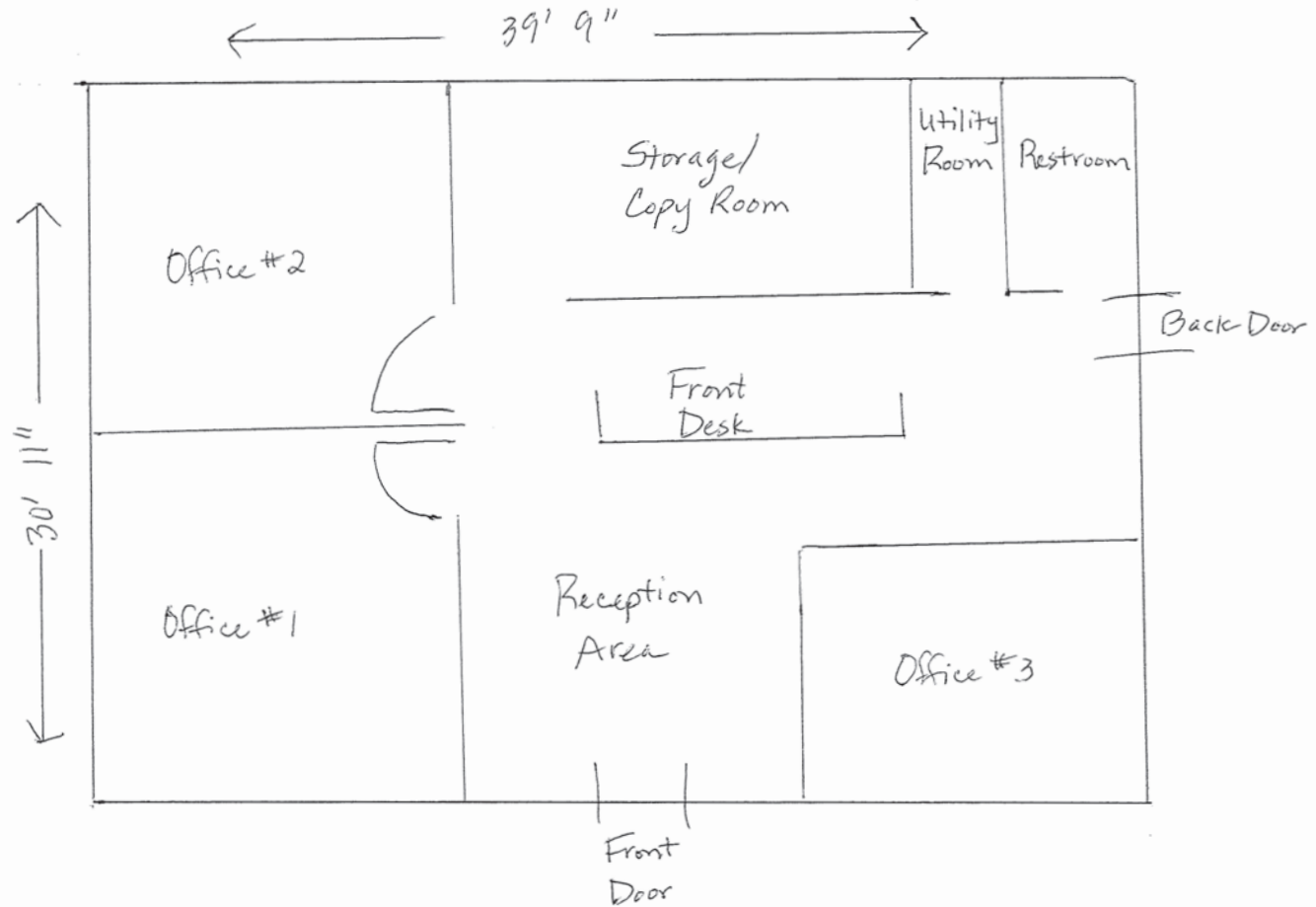
Reduced to \$299,900.00

Building Size	1,140/sf
Current Tenant	American Family Insurance
Parcel	.25 Acres
Wright County	PID 155-015-001132
2025 Taxes	\$5,772.00
Zoned	B-2 Business District
Tenant	Single-Tenant Building

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FLOOR PLAN



(Not to Scale)

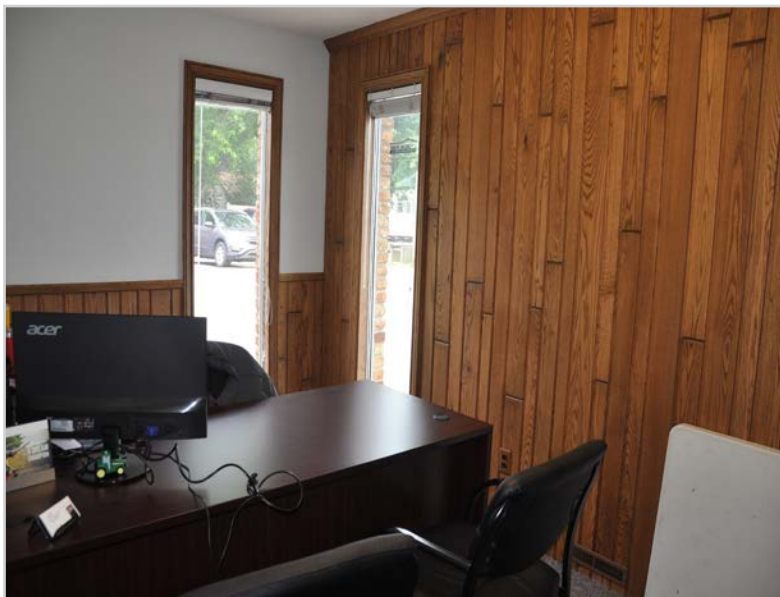
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INTERIOR



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INTERIOR



PROPERTY INFORMATION

- * Currently an Insurance Office
- * 3 Private Offices
- * Front and Rear Entrances
- * Central Heat & Air Conditioning
- * Great Sign Visibility
- * Ability to Expand Building by 600/sf

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EXTERIOR



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