



COMMERCIAL REALTY SOLUTIONS
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Monticello - Full Service Restaurant FOR SALE

154 W. Broadway Monticello, MN 55362

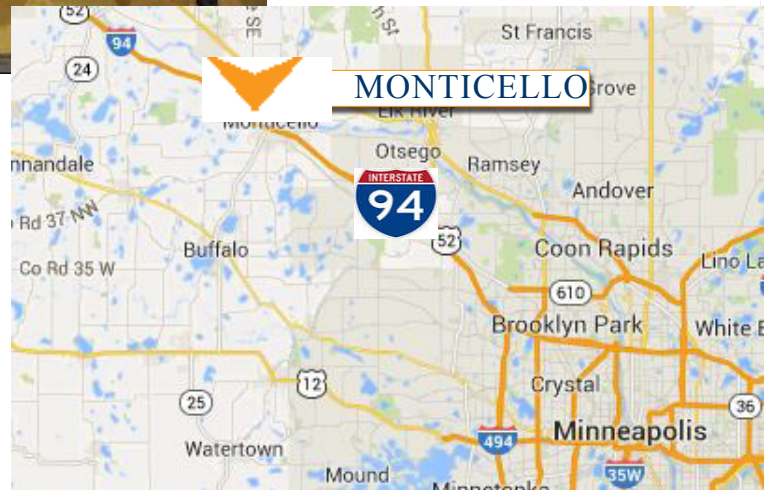


Successful Operating
Restaurant and
Catering Business

3 Upstairs
Apartments

PROPERTY INFORMATION

- * Sales price **\$625,000.00**
- * Building is 2,325/sf (Appx. 25' x 93')
- * Wright County PID 155-010-035150
- * 2016 Taxes \$5,376.00
- * 2nd Level has (3) Apartment Rentals
- * Full Service Restaurant - Catering Business
- * Zoning: CCD-Business District
- * Businesses in the area include:
Lucille Murray's Studio Dance, H&R Block,
insurance company, vacuum repair, Platinum
Look Salon, Broadway Quik Stop, Bliss
Salon, and much more!



Contact:
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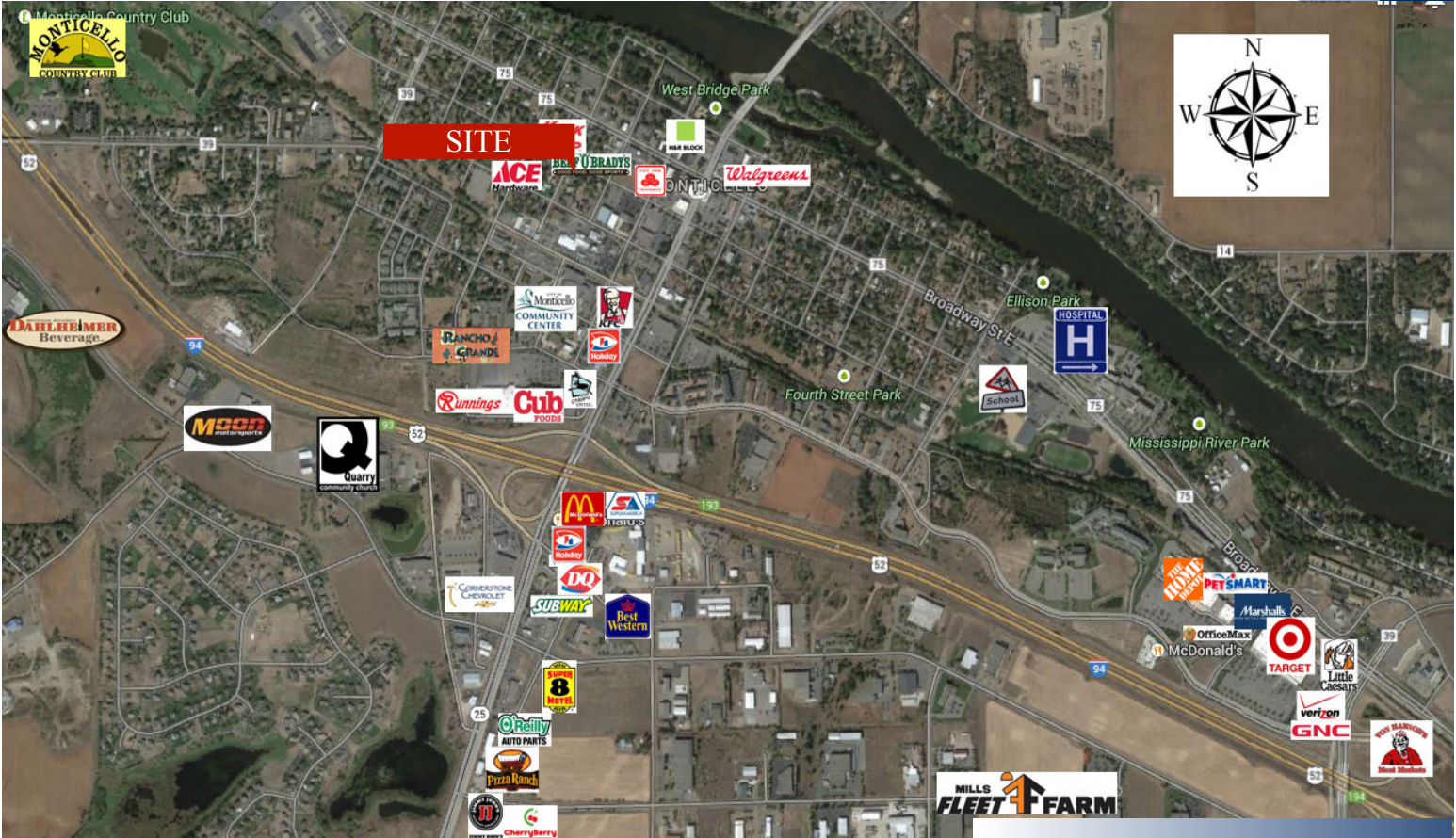
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TRAFFIC COUNTS - 2016

- * Broadway - 10,300 VPD
- * Highway 25 - 27,500 VPD



PROPERTY INFORMATION

- * Join the successful retail businesses in Monticello!
- * Over 1,000,000/sf of retail in Monticello
- * Located on the South side of Broadway
- * Broadway & Highway 25 has 33,000 VPD
- * North of I-94
- * High Traffic Corner



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Seating
54



Monticello Demographics			
Demographics - 2015	1-Mile	3-Mile	5-Mile
Population	6,523	17,185	36,142
Average Age	38	39	40
Average Household Inc.	\$ 55,839	\$ 54,364	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 49,428	\$ 52,978

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All
Real Estate and
FF&E
Included



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3
Upper
Apartments

Apt. #1 (Currently used as office space.)



Apt. #3 (Owner Apt.)



Apt. #3 (Owner Apt.)

BUILDING INFORMATION

- * Original Building built in 1910
- * All Furniture, Fixtures & Equipment Included
- * Walk-In Cooler 2 Years Old
- * Step-In Cooler
- * Established restaurant
- * Exterior Entrance to apartments
- * Upstairs Coin-operated laundry
- * Apartment #1: 1 Bedroom, 1 Bath (Used as office)
- * Apartment #2: 2 Bedroom, 1 Bath (Rented)
- * Apartment #3: 2 Bedroom, 1 Bath (Owner's)
- * Roof is 10 Years Old

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