



COMMERCIAL REALTY SOLUTIONS  
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# Monticello - Commercial Building FOR SALE/LEASE

114 W. Third Street, Monticello, MN 55362



**Convenient  
location with a  
Drive-Thru!**

## PROPERTY INFORMATION

- \* Sale Price \$895,000.00
- \* Lease Rate \$9.00/psf Triple Net Lease
- \* Lot is 165' x 330'
- \* Building is 16,500 Square Feet
- \* Building is 150' x 110'
  - Current build-out: 6,930/sf Retail
  - 9,570/sf medical clinic
- \* Large parking lot: 76 parking spots
- \* Wright County PID 155-010-032020
- \* 2011 Taxes \$27,986.00
- \* Excellent downtown location
- \* Near Restaurants and Major Retailers
- \* Quick Access to I-94 and Highway 25



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

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## PROPERTY INFORMATION

- \* Progressive fast growing community
- \* Quick and easy access to I-94 and Highway 25
- \* Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods, Wal-Mart SuperCenter and more . . .
- \* City fiber optics network providing high-speed internet, telephone and cable.

## TRAFFIC COUNTS - 2010

- \* Highway 25 - 33,500 VPD
- \* I-94 - 53,000 VPD



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# FOR SALE

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## PROPERTY INFORMATION

- \* Excellent downtown location
- \* Great location for Retail
- \* Plenty of room for parking (76 Parking Spots)
- \* High traffic area

Demographics - 2009	3-Mile	5-Mile	10-Mile
Population	15,975	29,512	92,868
Average Age	31	32	32
Average Household Inc.	\$ 64,681	\$ 74,838	\$ 85,731
Median Household Inc.	\$ 61,557	\$ 65,547	\$ 76,376



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**Monticello - Commercial Building**

# **FOR SALE**

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**Great  
Downtown  
Location!**



**Entry**



**114 Reception Area**



**114 Front Office**



**Drive-thru**



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