



COMMERCIAL REALTY SOLUTIONS

# For Sale/Lease Commercial Building 207 Walnut St., Monticello 55362



## PROPERTY INFORMATION

- \* Sales Price **\$140,000.00**
- \* Lease Rate **\$10.00 - \$11.00/psf**
- \* Operating Expenses \$3.50/psf (Tenant pay utilities)
- \* Building is 1,571/sf
- \* Lot is 0.08 Acre
- \* Wright County PID 155-010-036061
- \* 2018 Taxes \$3,282.00
- \* Zoned: CCD-Central Community District
- \* Businesses in the area include:  
Cornerstone Cafe, State Farm Insurance, Hill's Tax Service, Domino's Pizza, Hammer's Hair Salon, Rustech Brewery, Beef O'Brady's, Kwik Trip, Foster White Ins. and much more . . . .



**Contact:**

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## PROPERTY INFORMATION

- \* Located North of I-94
- \* One Block South of Broadway
- \* Great Downtown Monticello Location
- \* Near many services and retail

## TRAFFIC COUNTS - 2017

- \* Broadway - 8,800 VPD
- \* Walnut St. - 570 VPD

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## **PROPERTY INFORMATION**

- \* Large Reception Area
- \* Six Offices
- \* Break-Coffee Area
- \* Front and Side Entry
- \* ADA Accessible
- \* Basement Shelving For Great Storage
- \* Sauna in Basement
- \* Bathrooms in Basement
- \* On Street Parking
- \* City Parking Lot Across Street

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