



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial Building 200 Broadway, Monticello 55362



PROPERTY INFORMATION

- * Sales Price **\$385,000.00**
- * Lease Rate **\$12.00/psf** (Gross Lease)
- * Building is 7,252/sf
 - Ground Floor 5,040/sf (3,640/sf leased)
 - 1 Suite Available: 1,400/sf
 - Upper Floor 2,212/sf Residential Apartments (These are fully leased)
- * Wright County PID 155-010-036060
- * 2019 Taxes \$6,786.00
- * Zoned: CCD-Central Community District
- * Two-Story
- * Corner Location (Broadway and Walnut)
- * Built in 1960
- * Parking is 14 offstreet and multiple onstreet
- * Many services and retail in the area!



Contact:

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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

TRAFFIC COUNTS - 2018

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

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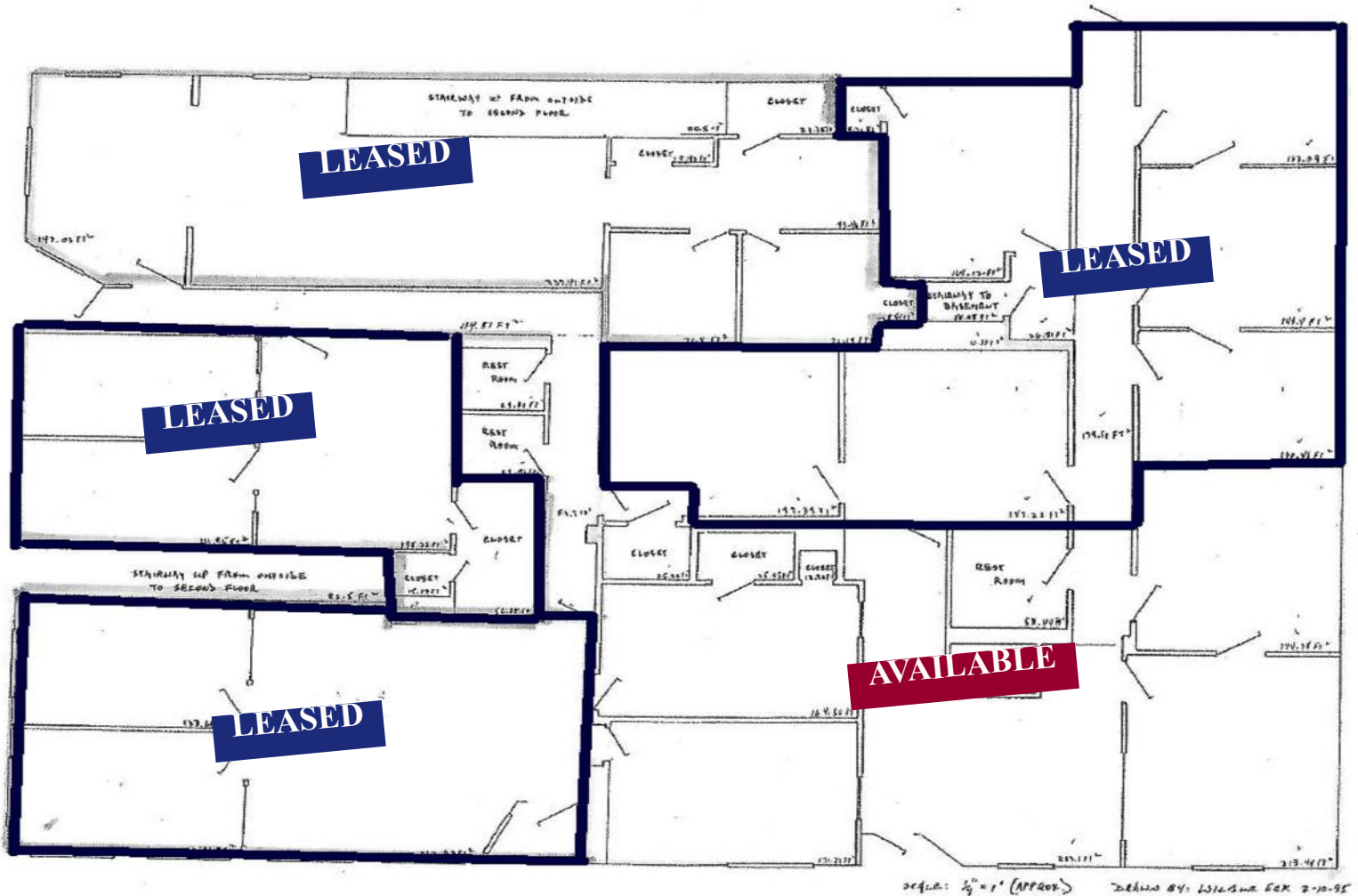
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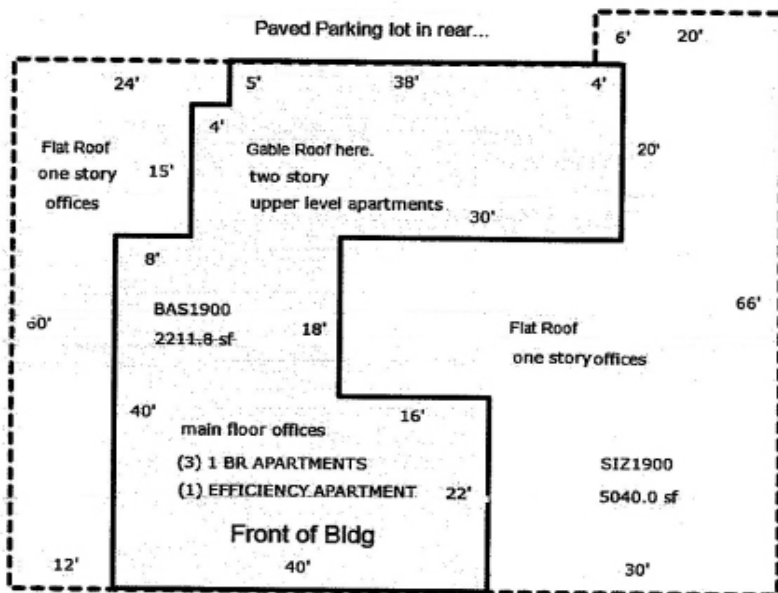


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Floorplan



Building Footprint

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Reception Area



Office

PROPERTY INFORMATION

- * Suite #200A
- * 1,400/sf
- * Three Offices
- * Shared Restrooms
- * Front Entrance
- * Large Conference Rooms
- * Large Reception Area

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