



COMMERCIAL REALTY SOLUTIONS

# For Sale/Lease Commercial Building 200 Broadway, Monticello 55362



## PROPERTY INFORMATION

- \* Sales Price **\$385,000.00**
- \* Lease Rate **\$10.00 - \$11.00/psf**
- \* Tenant Pays Utilities
- \* Building is 7,252/sf
  - Ground Floor 5,040/sf (2,700/sf leased)
  - 2 Suites Available: 840/sf and 1,400/sf
  - Upper Floor 2,212/sf Residential Apartments (These are fully leased)
- \* Wright County PID 155-010-06060
- \* 2018 Taxes \$6,194.00
- \* 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:**

**ERIC O'BRIEN**

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- \* 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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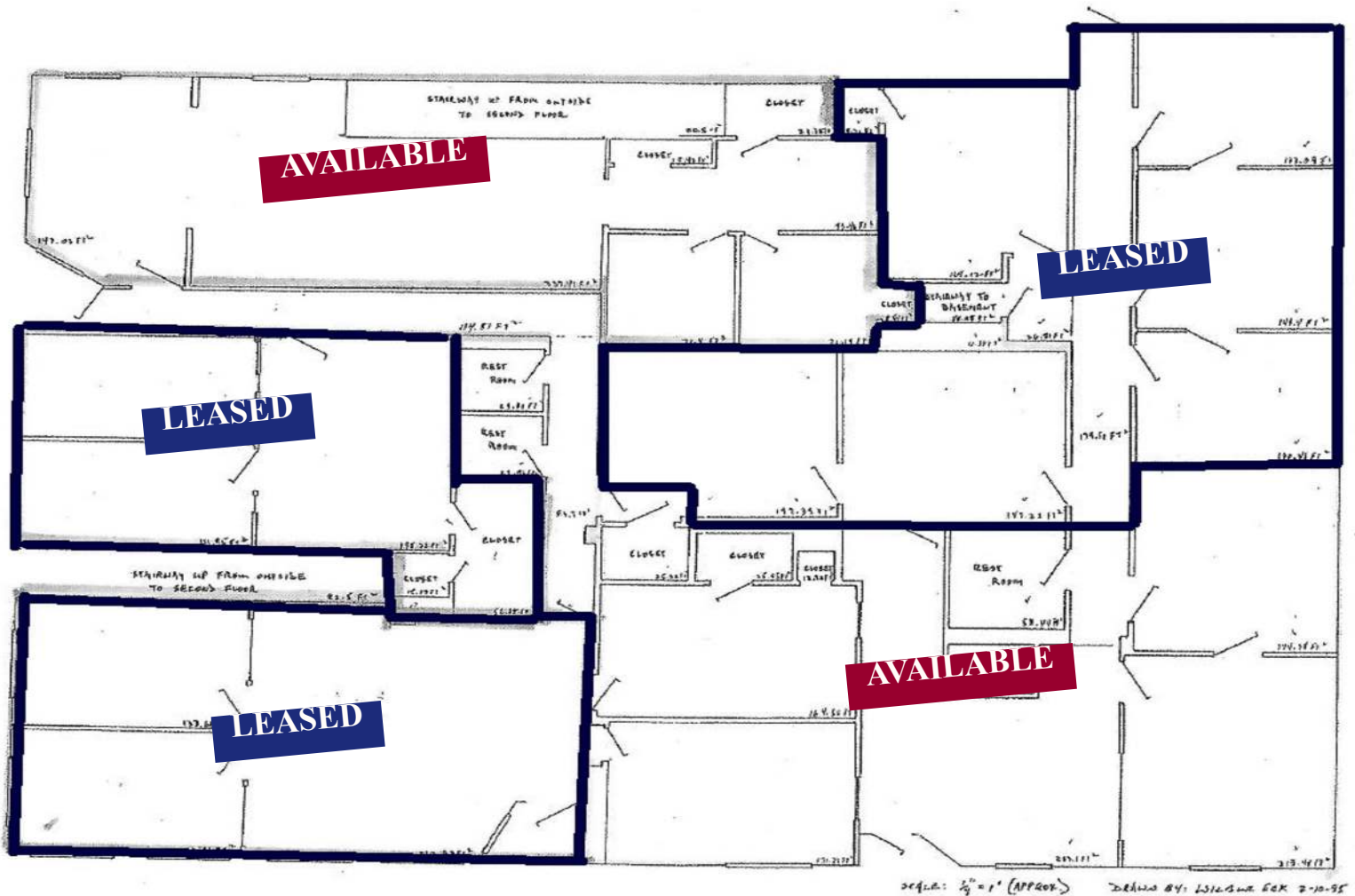
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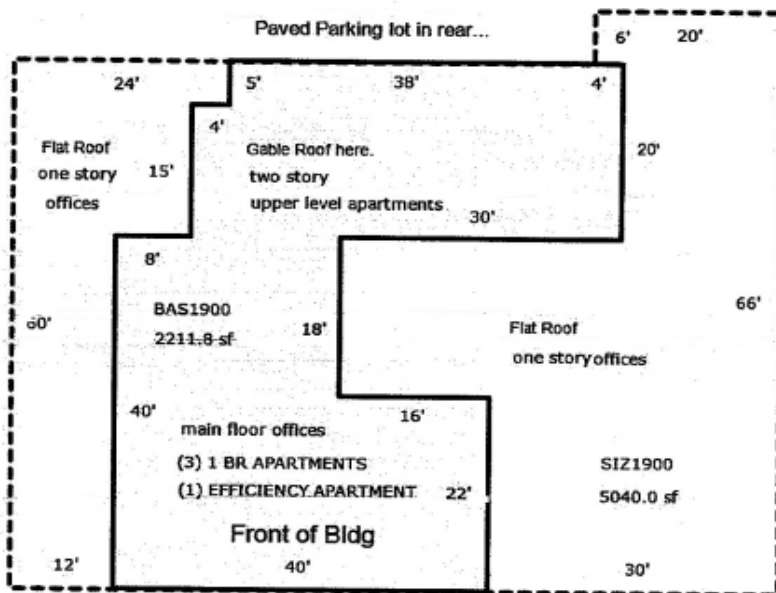
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SCALE: 1/8" = 1' (APPROX) DRAWN BY: LINDA SWAN FOR 2-10-95

## Floorplan



## Building Footprint

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## PROPERTY INFORMATION

- \* Suite #205
- \* 840/sf
- \* Two Private Offices
- \* Baseboard Heat
- \* Central Air
- \* Shared Restrooms

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Commercial Building  
200 Broadway, Monticello 55362



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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