

# For Lease Commercial Building 321 Walnut St., Monticello 55362



## PROPERTY INFORMATION

\* Lease Rate \$1,000 - \$1,800/month

Reduced to **\$1,600.00/month**

\* Operating Expenses Included

\* Building: 4,921/sf

Available:

- Suite 4 (1,796/sf)

\* Wright County PID 155-010-031041

\* Zoned: CCD - Business District

\* Businesses in the area include:

US Bank, Walgreens, Wells Fargo, Papa Murphy's,  
Grady's Ace Hardware, Hi-Way Liquor, Caribou,  
Monticello Fire, Monticello Community Center,  
Cub Foods and much more . . . .



**Contact:**  
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COMMERCIAL REALTY SOLUTIONS

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## PROPERTY INFORMATION

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

## TRAFFIC COUNTS - 2018

- \* Highway 25 - 26,500 VPD
- \* I-94 - 56,000 VPD



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**Suite 4**  
**Newly Remodeled**  
**Available Now**

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