



COMMERCIAL REALTY SOLUTIONS

For Sale
Investment
Opportunity



7.64 CAP Rate

MONTICELLO

Investment Opportunity - Building A

Sale Price: \$1,050,000.00

Building Size: 6,976/sf

108 Dundas Road, Monticello, MN 55362

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PROPERTY LOCATION

- * Frontage on Dundas Rd
- * Quick and Easy Access to I-94 & Hwy 25
- * City Fiber Optics Networking providing High-Speed Internet, Telephone and Cable
- * City Incentives for Job Creation
- * Businesses in the Area:
Super Target, Home Depot, Cub Foods, FleetFarm, Caribou, Wal-Mart SuperCenter, Kwik Trip and much more.

TRAFFIC COUNTS - 2024

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



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PROPERTY OVERVIEW

108 Dundas Rd, Monticello MN

Sales Price

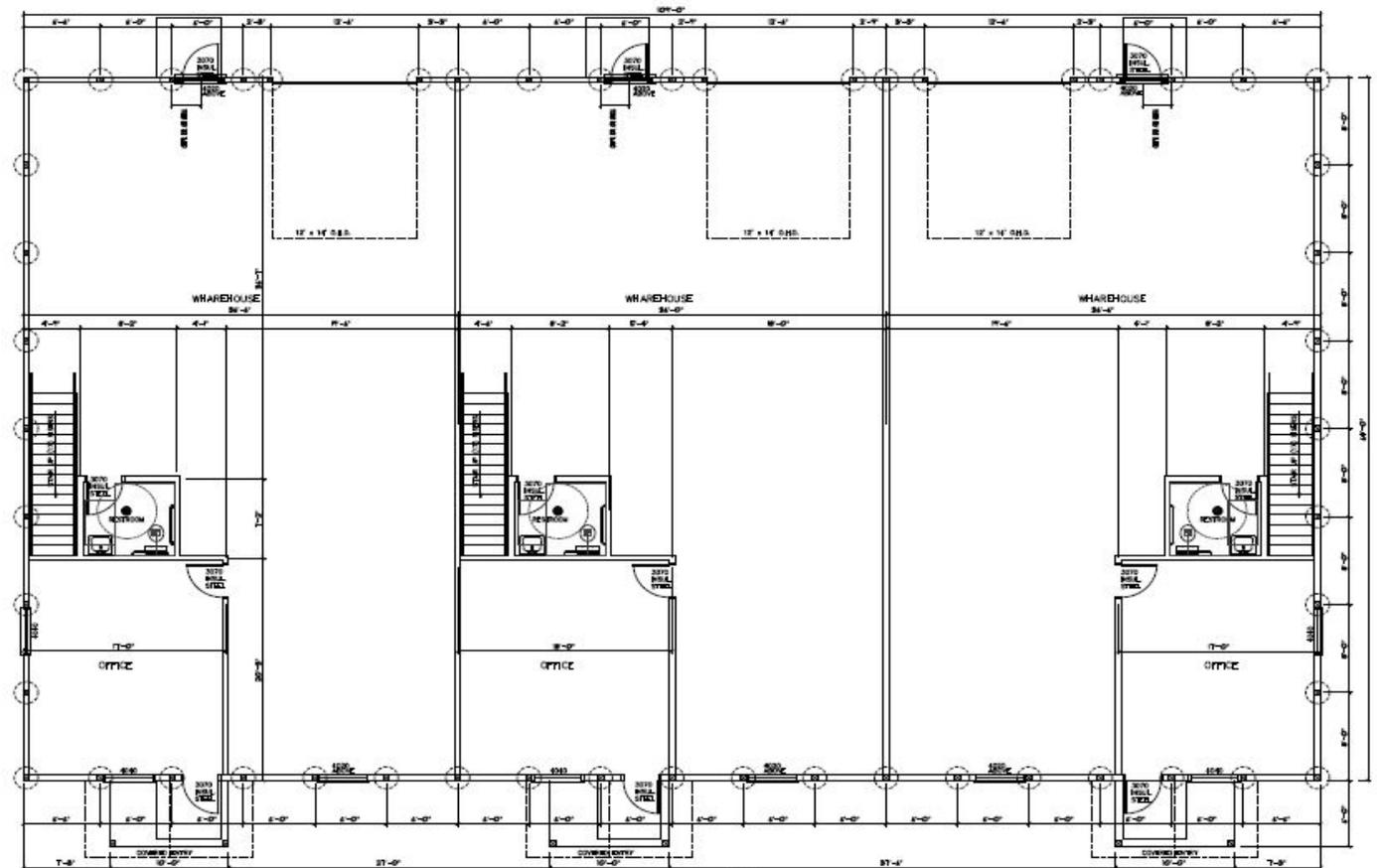
\$1,050,000.00

Building Size	6,976/sf 100% Occupied (360/sf Office and 1,965/sf Warehouse) 3 Unit Building (Each Unit is 2,325/sf)
County	Wright
PIDs	Unit 1: 155-289-001010 Taxes 2025 \$TBD Unit 2: 155-289-001020 Taxes 2025 \$TBD
2025 Taxes	Unit 3: 155-289-001030 Taxes 2025 \$TBD
Zoned	I-2 Heavy Industrial
Other	* Each Unit has 18' x 20' Office w/ Mezzanine (Office includes Bathroom & Warehouse Space) * Utilities Metered Separately * Great for Office, Warehouse, Industrial, Storage or MANCAVE



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FLOOR PLAN



FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPERTY INFORMATION

- * 5" Concrete Floor
- * 18' x 20' Office Space w/mezzanine
- * Fully Insulated
- * Fully Air Conditioned
- * Interior White Steel Lined
- * Unit Heaters
- * 14' x 14' Overhead Doors
- * Floor Drains with flammable waste trap

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INVESTMENT OFFERING



		Term		Base Rent	Annual	Yr 2 (3% increase)	Yr 3	Tax / CAM
		Commencement	Expiration					
Tenant 1 / Suite 1	2 yr	6/1/2025	5/31/2027	\$ 11.50	\$ 26,738	\$ 27,540	NA	\$3 ft
Tenant 2 / Suite 2	3 yr	9/1/2025	8/31/2028	\$ 11.50	\$ 26,738	\$ 27,540	\$28,366.00	\$3 ft
Tenant 3 / Suite 3	3 yr	6/1/2025	5/31/2028	\$ 11.50	\$ 26,738	\$ 27,540	\$28,366.00	\$3 ft
					\$ 80,213	\$ 82,620		

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EXTERIOR



PROPERTY INFORMATION

* REAR VIEW with 12' x 14' Overhead Doors

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