



COMMERCIAL REALTY SOLUTIONS

For Lease
Office Space



OFFICE SPACE

1,500/sf Space Available

113 Locust Street, Monticello, MN 55362

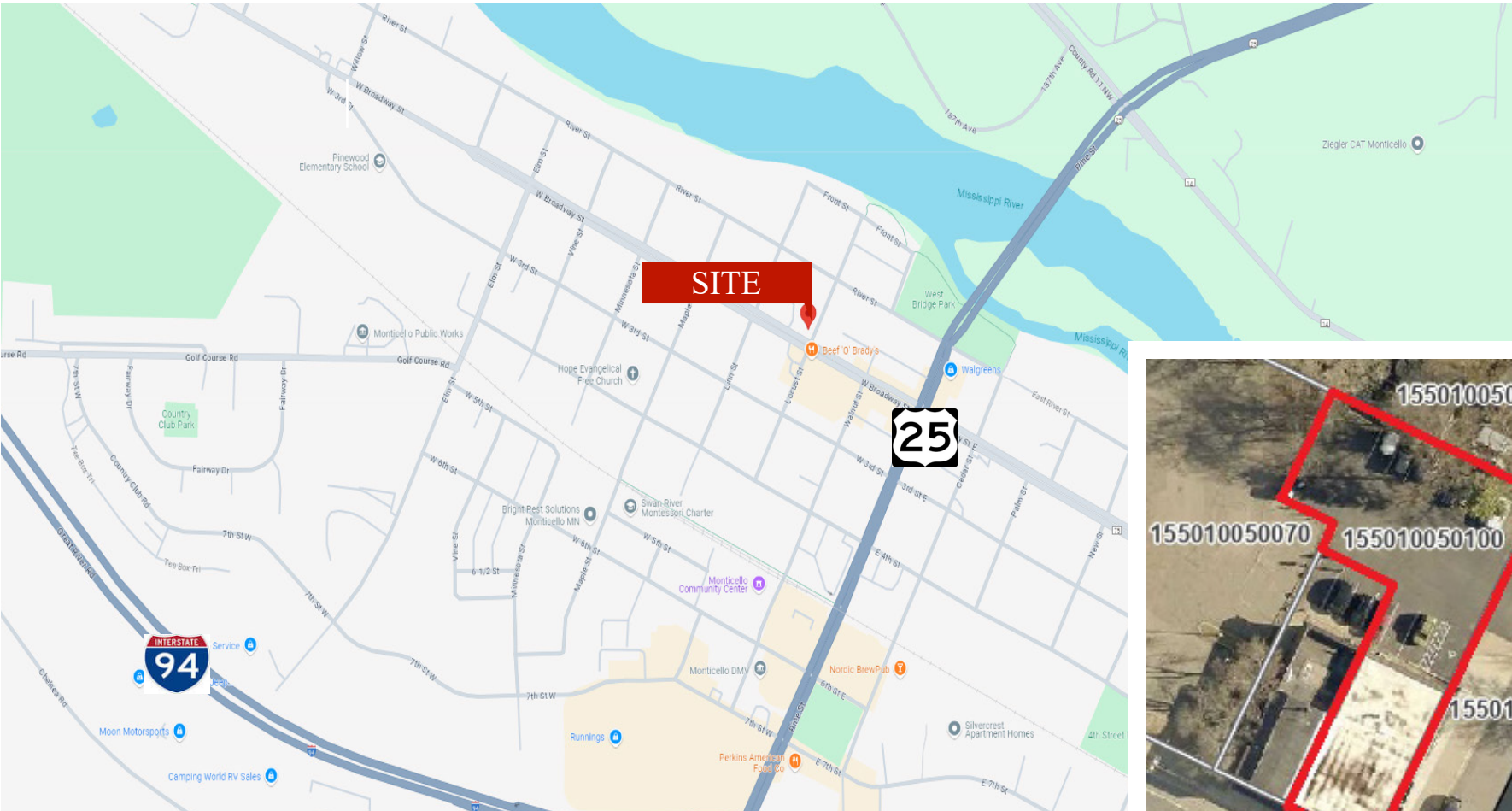
Sheila Zachman, Broker
763.244.0600
SZachman@Crs-Mn.com

- ◆ West of Hwy 25
- ◆ Corner of Broadway & Locust St
- ◆ North of I-94

TRAFFIC COUNTS - 2023

* Highway 25 - 27,859 VPD

* Broadway - 8,042 VPD



Businesses in the Area:

Monticello City Hall & Community Center, Walgreen's, Beef O'Brady's, Corner Stone Cafe, Pinewood Elementary School and more.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY OVERVIEW

Lease Rate

\$12.00/psf NNN

| | |
|-------------------|-----------------------|
| Operating Expense | \$6.00/psf |
| Building Size | 5,600/sf |
| Space Available | 1,500/sf |
| Wright County | PID 155-010-050100 |
| 2024 Taxes | \$10,108.00 |
| Zoned | Office |
| Tenant | Multi-Tenant Building |
| Floors | Two (2) |



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR



- * 2nd Level Space
- * No Elevator
- * Ample Parking
- * Central Heat & Air Conditioning

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.