



COMMERCIAL REALTY SOLUTIONS

For Lease  
Office Space



## OFFICE SPACE

Lease Rate: **\$12.00/psf NNN**

1,500/sf Space Available

113 Locust Strt, Monticello, MN 55362

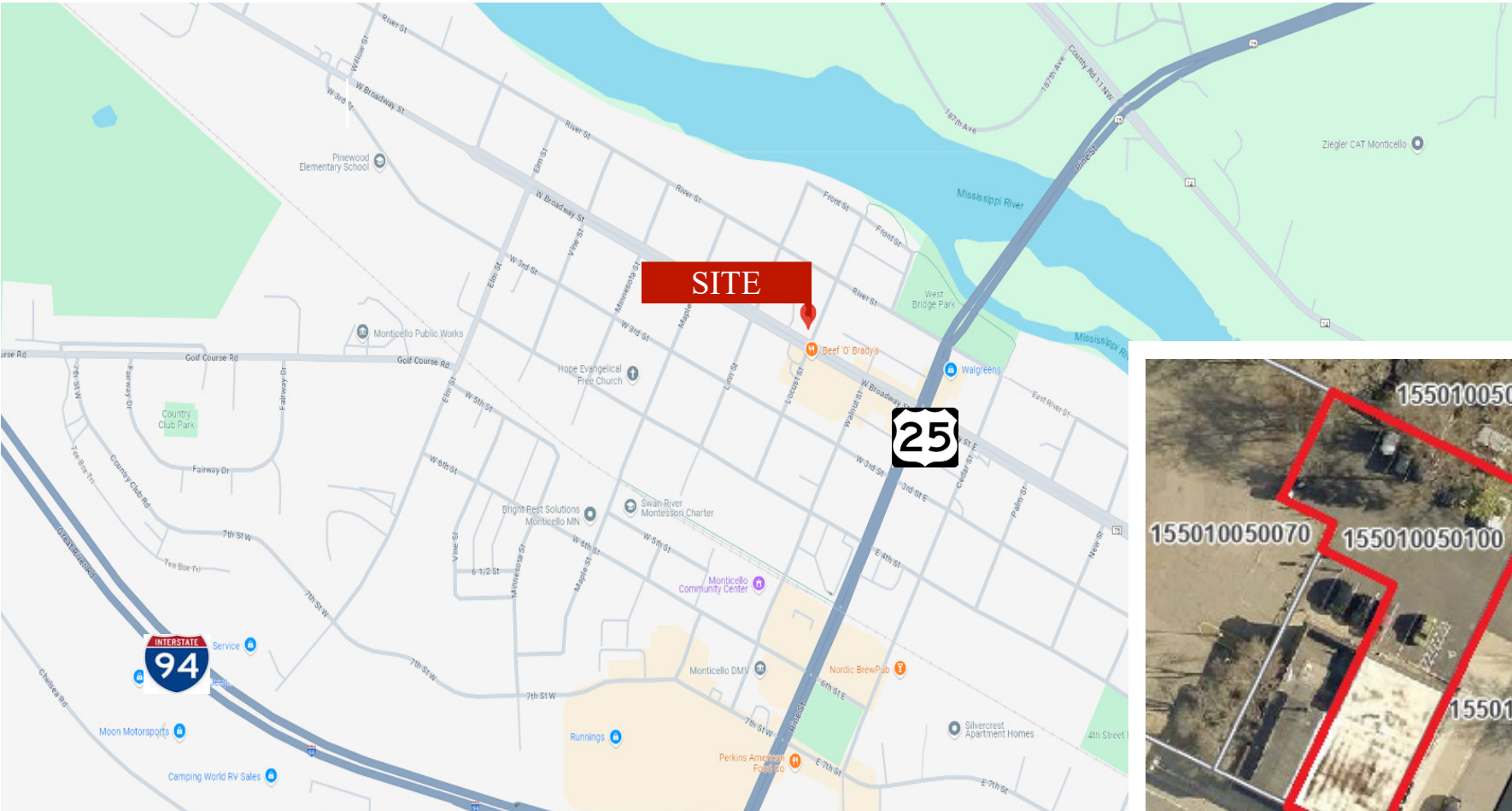
Sheila Zachman, Broker  
763.244.0600  
SZachman@Crs-Mn.com

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

## TRAFFIC COUNTS - 2025

\* 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

113 Locust Street, Monticello, MN

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
2026 Taxes	\$14,040.00
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.