



COMMERCIAL REALTY SOLUTIONS

For Lease
Commercial
Space



COMMERCIAL BUILDING

1,227/sf Space Available

509 Highway 25 South, Monticello, MN 55362

Sheila Zachman, Broker
763.244.0600
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- ◆ West of Hwy 25
- ◆ North of I-94

- ◆ Across from Monticello City Hall & Community Center

TRAFFIC COUNTS - 2023

* Highway 25 - 32,000 VPD

* 6th Street - 2,800 VPD



Businesses in the Area:

Monticello City Hall & Community Center, Hi-Way Liquor, Moon Donuts, Caribou Coffee, Wells Fargo Bank, Monticello Public Library, Ameriprise Financial and more.

PROPERTY OVERVIEW

Lease Rate

\$16.00 - \$18.00/psf NNN

| | |
|-------------------|-----------------------|
| Operating Expense | \$9.36/psf |
| Building Size | 1,227/sf |
| Space Available | 1,227/sf |
| Wright County | PID 155-137-000400 |
| Zoned | Retail |
| Tenant | Multi-Tenant Building |
| Floors | One (1) |



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



- * Private Restrooms
- * High Visibility Area
- * One Private Office
- * Front and Rear Entrances
- * Street Parking



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