



COMMERCIAL REALTY SOLUTIONS  
www.commrealtysolutions.com

# Monticello - Commercial Space FOR SALE/LEASE

218 3rd Street W., Monticello, MN 55362



Multi-Tenant  
Building

**HUGE PRICE  
REDUCTION**

## PROPERTY INFORMATION

- \* Sales Price \$699,000.00  
Reduced to **\$599,000.00**
- \* Lease Rate **\$9.50/psf**
- \* Net Lease
- \* Building is 13,225 Square Feet
- \* Vacancy is 4,000/sf
- \* Wright County PID 155-010-031010
- \* 2018 Taxes \$11,104.00
- \* Ample Parking
- \* Zoned: Commercial
- \* Multi-Tenant Building
- \* Businesses in the area include:  
Ace Hardware, Schlenner & Wenner,  
Caribou Coffee, Cub Foods, Runnings,  
Library, Wells Fargo and much more!



**Contact:**

**WAYNE ELAM**  
**(763) 229-4982**

**WElam@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

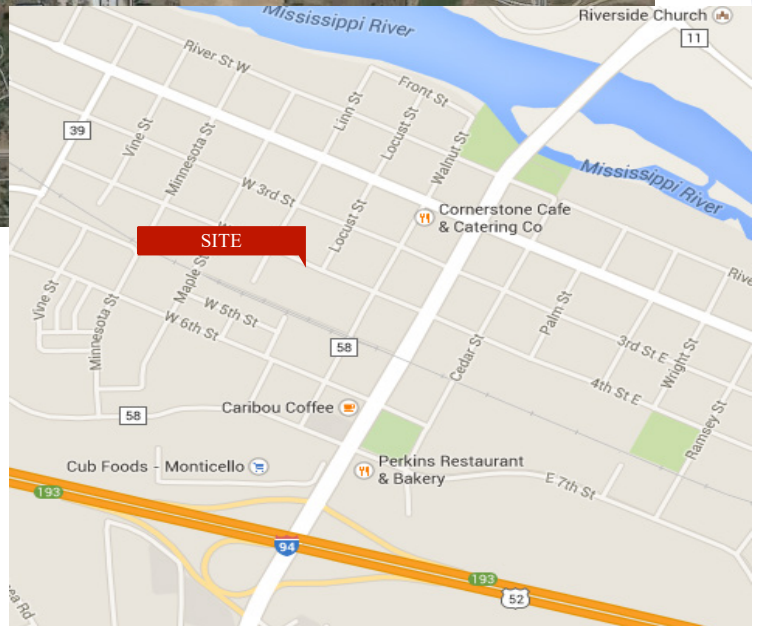


# Monticello - Commercial Space FOR SALE/LEASE

218 3rd Street W., Monticello, MN 55362

## TRAFFIC COUNTS - 2017

- \* Highway 25 - 27,500 VPD
- \* I-94 - 56,000 VPD
- \* Chelsea Road - 1,750 VPD



### PROPERTY INFORMATION

- \* Located 2 blocks West of Highway 25 on the corner of Locust and 3rd Street
- \* Minutes from I-94
- \* Convenient to major shopping, government offices and much more!



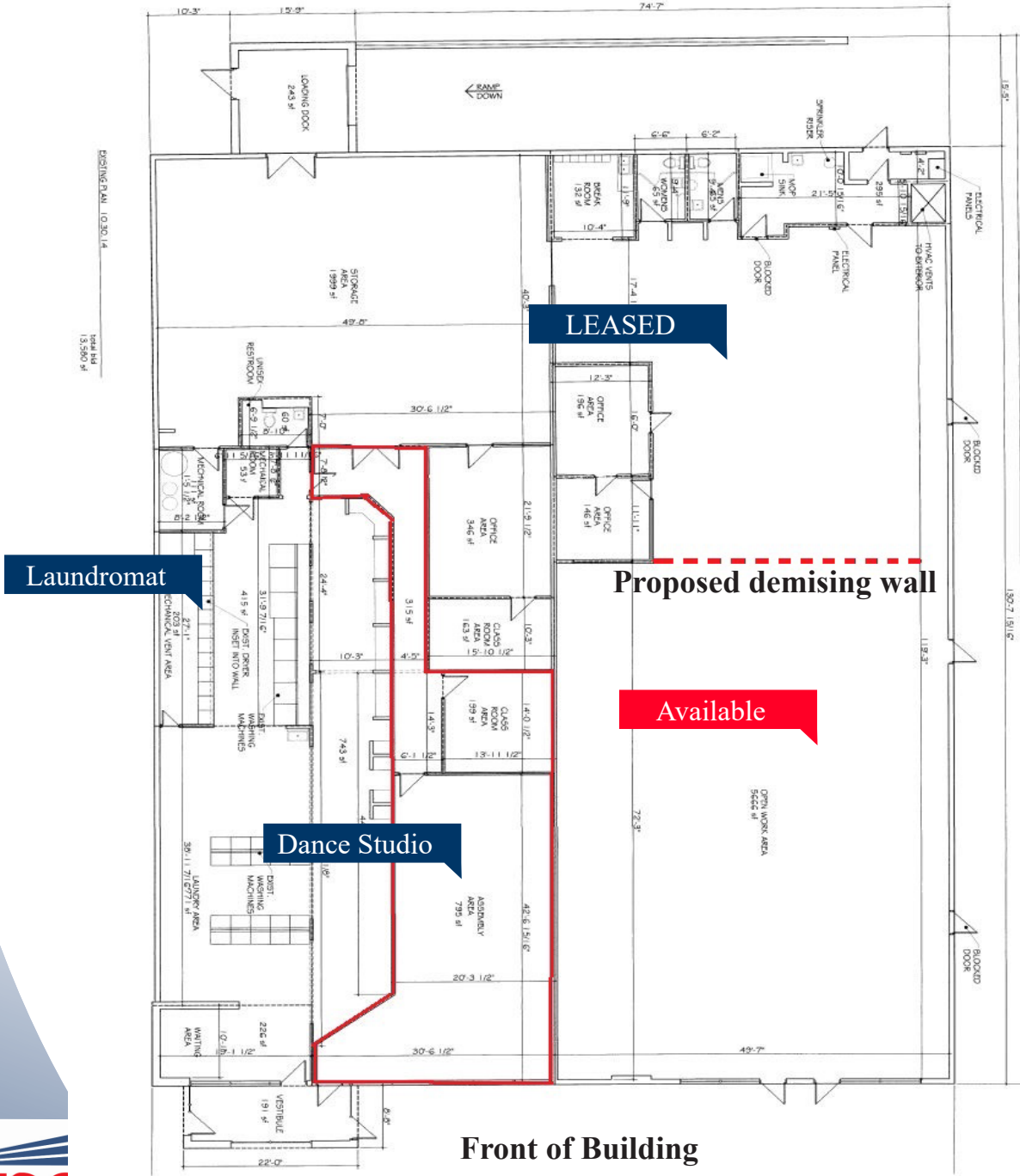
Contact:  
**WAYNE ELAM**  
(763) 229-4982

3 Highway 55 West, Buffalo, MN 55313 office 763 682 2400 fax 763 682 4524 [www.commrealtysolutions.com](http://www.commrealtysolutions.com)

# Monticello - Commercial Space FOR SALE/LEASE

218 3rd Street W., Monticello, MN 55362

## Floorplan



Laundromat

LEASED

Proposed demising wall

Available

Dance Studio

Front of Building



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.



# Monticello - Commercial Space **FOR SALE/LEASE**

218 3rd Street W., Monticello, MN 55362

Large  
Warehouse  
Space



## **PROPERTY INFORMATION**

- \* (1) 8'x8' Dock High Door
- \* Breakroom
- \* Restrooms
- \* Fully Sprinkled



Contact:  
**WAYNE ELAM**  
**(763) 229-4982**

[WElam@commrealtysolutions.com](mailto:WElam@commrealtysolutions.com)

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

[www.commrealtysolutions.com](http://www.commrealtysolutions.com)



# Monticello - Commercial Space FOR SALE/LEASE

218 3rd Street W., Monticello, MN 55362

Multi-Tenant  
Building



Dance Studio



Laundromat (well maintained)



Rear of Building has Loading Dock

## PROPERTY INFORMATION

- \* 38 Parking Spots + 2 Handicap
- \* Tenants in the building:
  - Dancing for Jesus
  - Laundromat
  - Owner Utilizing Warehouse
- \* Building is sprinkled
- \* Separate Entrances make it easy to demise the space
- \* Warehouse has private offices and a conference room

Contact:

**WAYNE ELAM**  
**(763) 229-4982**

**WElam@commrealtysolutions.com**



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

[www.commrealtysolutions.com](http://www.commrealtysolutions.com)