



COMMERCIAL REALTY SOLUTIONS

For Lease
Office/Retail
Property



MONTICELLO

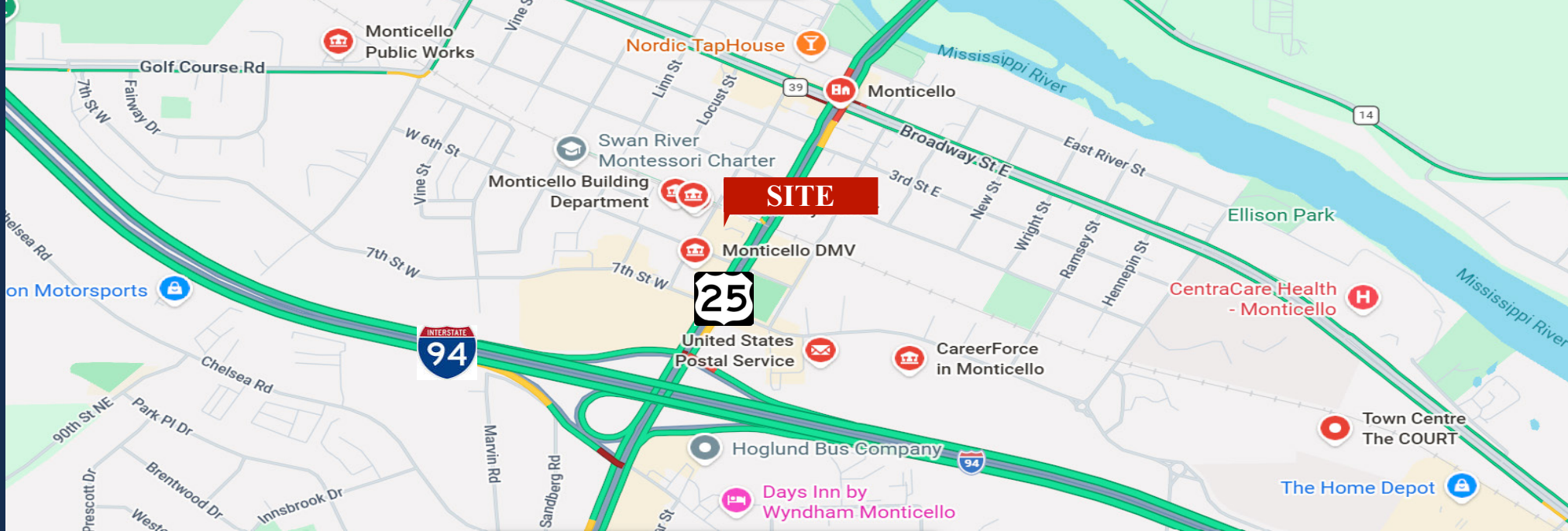
Commercial Office/Retail Property

Lease Rate: \$18.00 NNN

Building Size: 8,773/sf Available: 2,015/sf

517 Hwy 25, Monticello, MN 55362

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



PROPERTY LOCATION

- * West of Hwy 25
- * North of 7th Street
- * North of I-94
- * Convenient Location
- * Businesses in the Area:

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

TRAFFIC COUNTS - 2025

- * Highway 25 - 26,642 VPD
- * 7th Street - 8,793 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions 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 disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

517 Hwy 25, Monticello, MN

Lease Rate

\$18.00/NNN

Operating Expenses	\$10.72
Building Size	8,773/sf
Space Available	2,015/sf
Wright County	PID 155-137-000300
Zoned	Retail
Tenant	Multi Tenant Building
Built	2002
Floors	One (1)
Parking	Open

PROPERTY INFORMATION

- * Office / Retail Space
- * Three (3) Offices, Conference Room & Mechanical Room
- * Two (2) Restrooms
- * Two (2) Front Entrances and One (1) Rear Entrance
- * Open Area (25' x 32' - Could have Work Stations)
- * Building is Sprinkled
- * Blinds on the Windows
- * Fluorescent Lighting

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.

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.