

Price

**IMPROVEMENT!**

**\$284,000**

**101 E 10<sup>TH</sup> ST**  
MONTICELLO, IA

**GREAT INVESTMENT**  
*Opportunity!*

Vanilla box space ready for you to add your finishing touches. Building has been updated and is ready for your business.



**2,000+ SF**  
MAIN LEVEL



**1,500+ SF**  
FINISHED LOWER LEVEL  
WITH RESTROOM



**½ ACRE**  
CORNER LOT



**APPROX.**  
20 PARKING SPACES



## VERSATILE • UPDATED • READY FOR YOUR BUSINESS

- ✓ Main level plumbed for two restrooms
- ✓ East-side entrance with automated chairlift to lower level
- ✓ Three entrances for ultimate flexibility
- ✓ Heated sidewalk at southwest entrance
- ✓ Generator included
- ✓ Built-in signage at corner of property
- ✓ Excellent for office, medical, or service-based use



Don't Miss This Opportunity!  
Schedule Your Showing Today!



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— COMMERCIAL