



COMMERCIAL REALTY SOLUTIONS

For Sale  
Office Building



# MONTICELLO Office Building

Building: 1,140/sf

731 Broadway St E, Monticello, MN 55362

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## PROPERTY LOCATION

- \* Located North of I-94
- \* Great Location on Broadway
- \* Quick Easy Access to I-94
- \* High Traffic Count
- \* East of Hwy 25
- \* Businesses in the Area:  
 Monticello Centra Care Hospital, Monticello Middle School,  
 Liberty Bank, Von Hanson's, Target, Home Depot,  
 Team Chiropractic & Wellness Center and more...

## TRAFFIC COUNTS - 2023

- \* I-94 - 57,740 VPD
- \* Broadway St E - 12,819 VPD



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# PROPERTY OVERVIEW

Sales Price

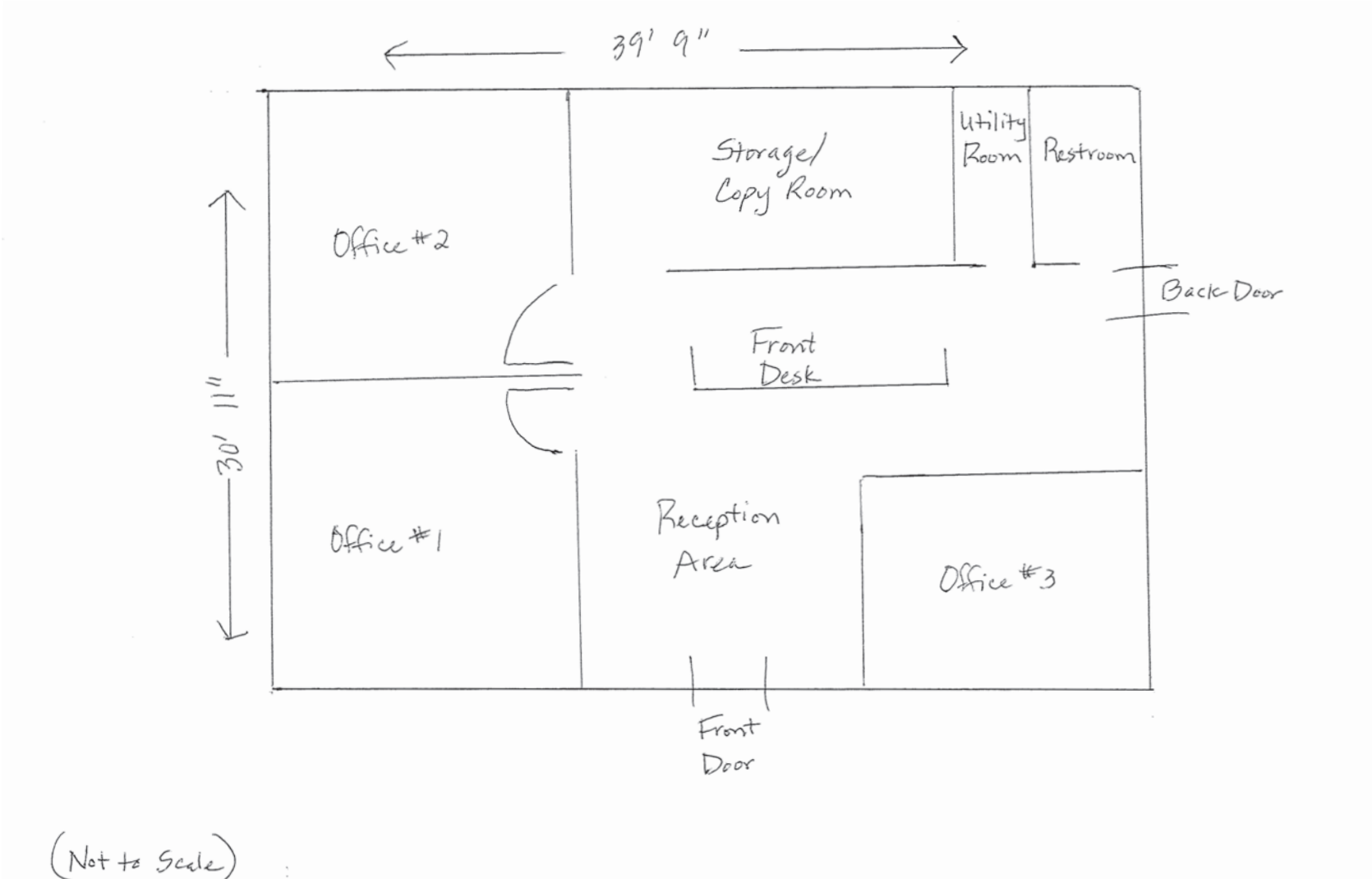
\$310,000.00

Building Size	1,140/sf
Current Tenant	American Family Insurance
Parcel	.25 Acres
Wright County	PID 155-015-001132
2024 Taxes	\$4,390.00
Zoned	B-2 Business District
Tenant	Single-Tenant Building



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# FLOOR PLAN



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# INTERIOR



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# INTERIOR



## PROPERTY INFORMATION

- \* Currently an Insurance Office
- \* 3 Private Offices
- \* Front and Rear Entrances
- \* Central Heat & Air Conditioning
- \* Great Sign Visibility
- \* Ability to Expand Building by 600/sf

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# EXTERIOR



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