



COMMERCIAL REALTY SOLUTIONS
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Monticello - Commercial Condo Unit FOR SALE

3616 School Blvd., Monticello, MN 55362

Great
Condo Building!
1 Unit Available!



PROPERTY INFORMATION

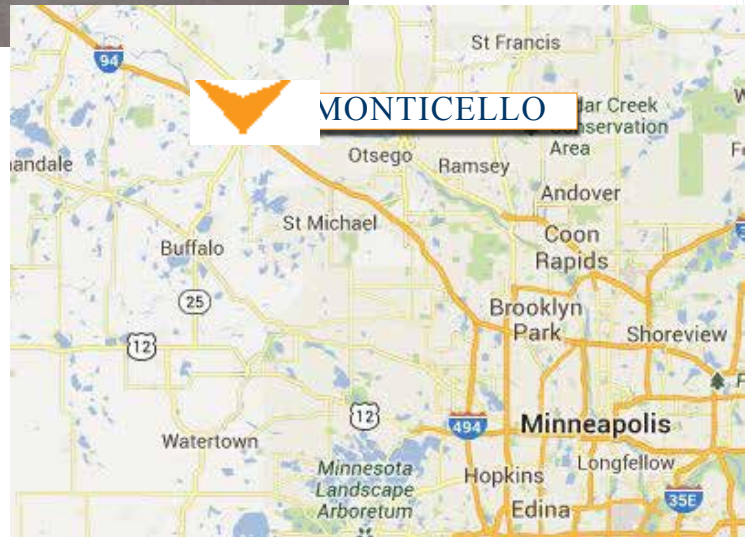
Condo #1:

- * SALES PRICE ~~\$155,900.00~~
- * 1,847/sf (Building is appx. 3,500/sf)
- * Wright County PID 155-197-000020
- * 2014 Taxes \$3,754.00

SOLD

Condo #2:

- * SALES PRICE \$64,900.00
- * 480/sf (Building is appx. 3,500/sf)
- * Wright County PID 155-197-000030
- * 2014 Taxes \$2,288.00
- * Multi-Tenant Building
- * Located 1+ Blocks West of Highway 25
- * Businesses in the area: River City Extreme, Culver's, Muller Theater, Taco John, Premier Bank, Applebee's, WalMart, Buffalo Wild Wings, Dollar Tree, and so much more!



Contact:

SHEILA ZACHMAN

(763) 244-0600

SZachman@commrealtysolutions.com

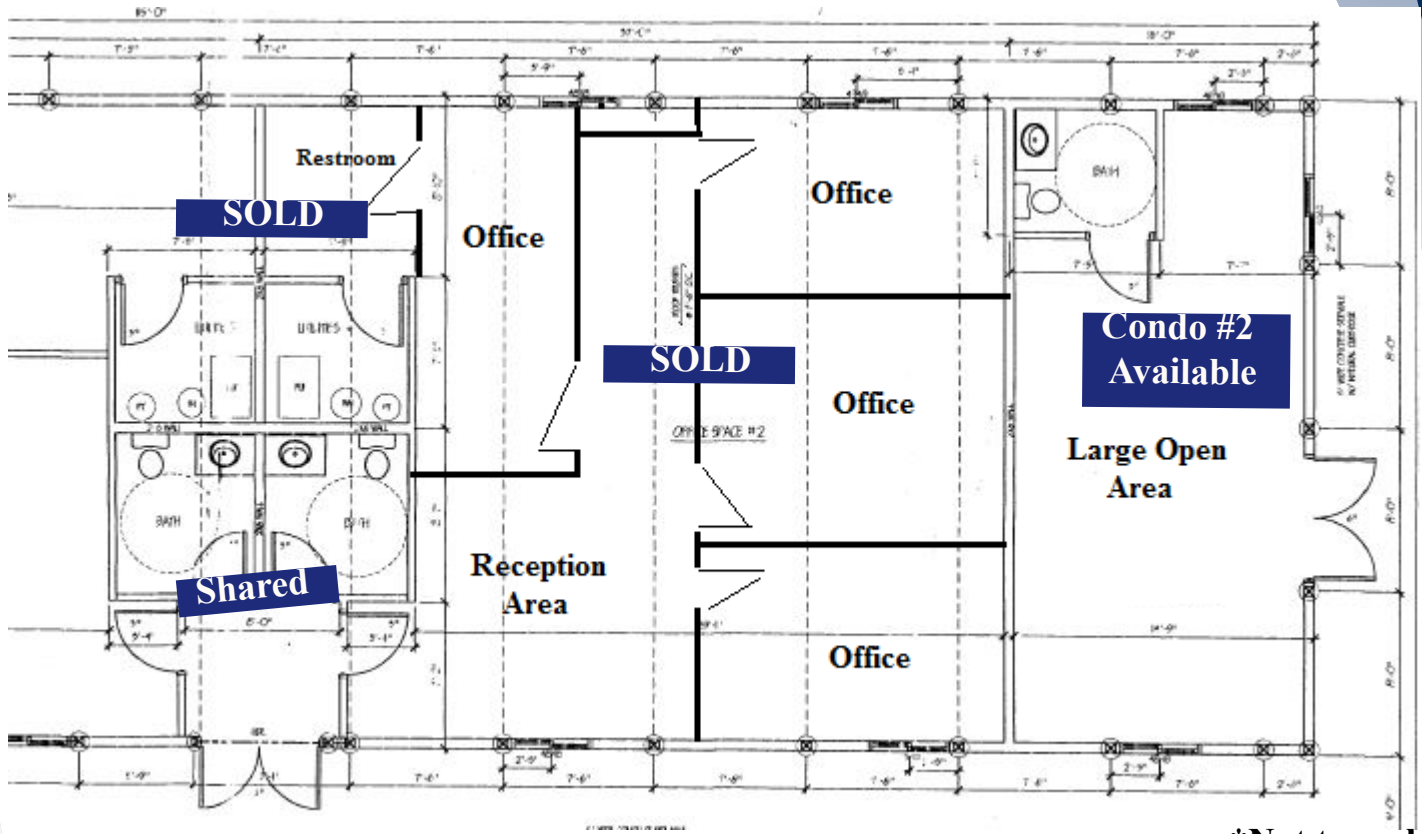
3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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Prairie Edge
 Association
 Maintains Exterior



*Not to scale.

Monticello Demographics			
Demographics - 2012	1-Mile	3-Mile	5-Mile
Population	1,340	10,079	24,439
Average Age	43	39	39
Average Household Inc.	\$ 52,457	\$ 53,454	\$ 56,536
Median Household Inc.	\$ 45,789	\$ 49,654	\$ 51,938

PROPERTY INFORMATION

- * 21+ Parking Spaces
- * Monument Signage Available
- * Electricity - Separately Metered
- * Gas - Allocated based on Square Footage
- * Condo #2: 1 large Area with a Single Restroom

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Monticello - Commercial Condo Units

FOR SALE

3616 School Blvd., Monticello, MN 55362

Condo #2
(480 SF)



PROPERTY INFORMATION

- * Condo #2: 1 large Area with a Private Restroom
- * Separate Exterior Entrance

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