



COMMERCIAL REALTY SOLUTIONS  
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## Monticello - Commercial Condo Units FOR SALE

3616 School Blvd., Monticello, MN 55362



**Great  
Condo Building!  
2 Units Available!**

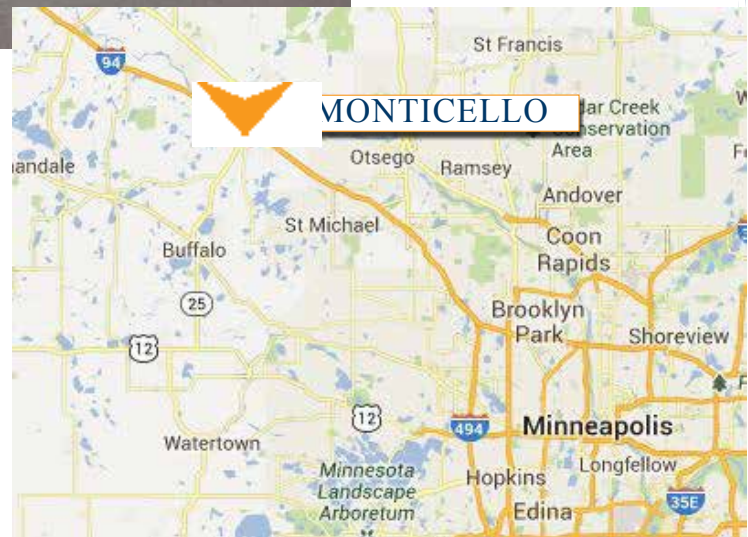
### PROPERTY INFORMATION

#### Condo #1:

- \* SALES PRICE **\$155,900.00**
- \* 1,184/sf (Building is appx. 3,500/sf)
- \* Wright County PID 155-197-000020
- \* 2014 Taxes \$3,754.00

#### 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:

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3 Highway 55 West, Buffalo, MN 55313

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## TRAFFIC COUNTS - 2012

- \* Highway 25 - 25,500 VPD
- \* I-94 - 56,000 VPD
- \* Chelsea Road - 1,550 VPD



### PROPERTY INFORMATION

- \* Quick and Easy access to Highway 25
- \* Minutes from I-94
- \* City fiber optics network providing high-speed internet, telephone and cable.
- \* Lots of major retailers in the area.



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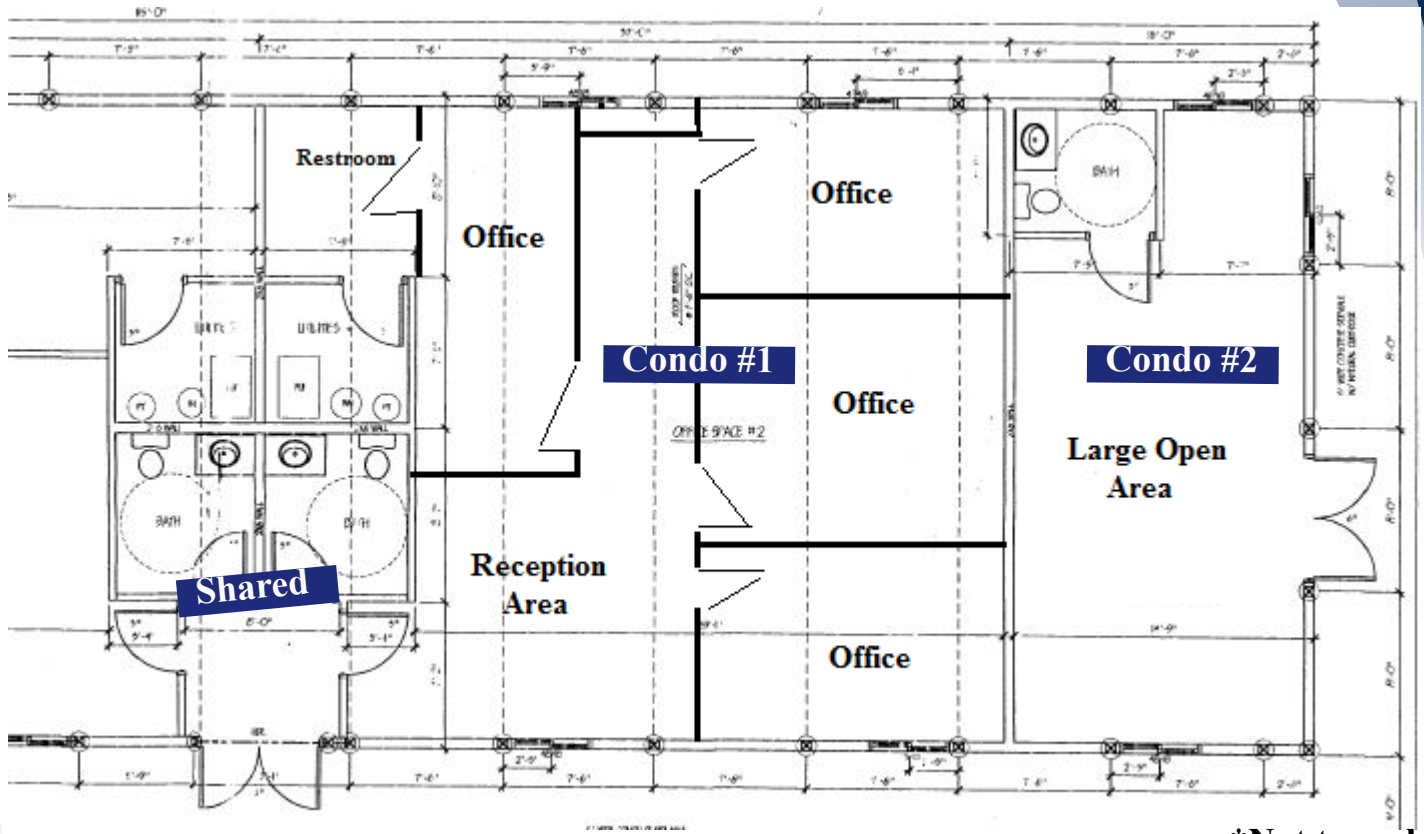
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Prairie Edge  
Association  
Maintains Exterior



\*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 #1: 4 Private Offices and a large Reception Area and Restroom
- \* Condo #2: 1 large Area with a Single Restroom

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**Monticello - Commercial Condo Units**

# **FOR SALE**

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**Condo #1  
(1,184 SF)**



## **PROPERTY INFORMATION**

**\* Condo #1: 4 Private Offices and a large Reception Area and Private 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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