

OFFICE SPACE

FOR SALE/LEASE

116 E. RIVER STREET, MONTICELLO, MN 55362



GREAT DOWNTOWN
MONTICELLO OFFICE
LOCATION!

PROPERTY INFORMATION

- Building Size – 3,721 SF
- Vacancy – 1,391 SF
- Rates
 - Office – \$15 PSF
 - CAM – \$4.80 PSF
 - Tenant Improvements – \$10 PSF
- Property Size – 21,538 SF (.49 Acres)
- Sale Price – \$795,000

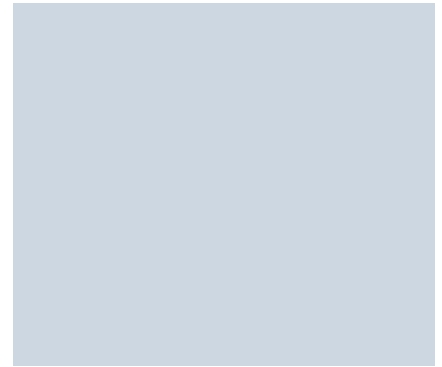
TRAFFIC COUNTS

- Broadway – 14,000 vehicles per day as of 2004
- Hwy 25 – 34,000 vehicles per day as of 2006


VANTAGE POINT
PARTNERS

contact WAYNE ELAM
direct 763 428 7001
cell 763 229 4982
email welam@vantage-point-partners.com
website www.vantage-point-partners.com

116 E. RIVER STREET, MONTICELLO, MN 55362



KEY PROPERTY DETAILS

PROPERTY DETAILS

- Easy access from Hwy 25
- Great visibility from Hwy 25
- Close proximity to local amenities, restaurants and community center
- Immediate availability

Demographics - 2006	3 Mile	5 Mile	10 Mile
Population	15,582	25,572	84,117
Avg Age	33	33	33
Avg HH Inc.	\$63,127	\$66,323	\$75,499
Median HH Inc.	\$56,575	\$60,055	\$66,800

