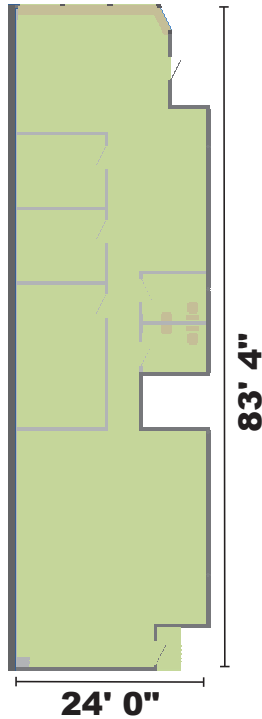
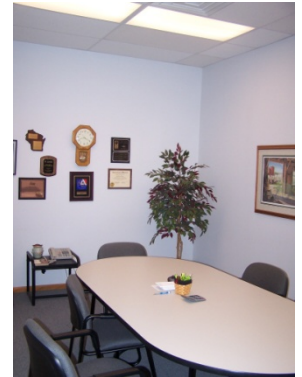


Unit 101

Monroe Professional Center Commercial Condominium
[1,892 usable square feet]



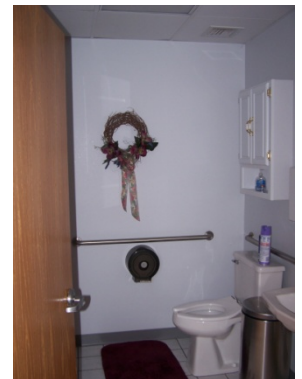
10th Street exposure



Conference room



Interior hallway



ADA Women's restroom

Located on the first level of the Monroe Professional Center Condominium, Unit 101 is developed as a professional office with two private offices [each 9' x 11'1"], a conference room [18' x 11'1"], a spacious clerical and waiting room [14'9" x 19'1"], men's and women's handicapped accessible restrooms and a large open storage or work room [29'10" x 23'10"]. All doors are ADA compliant and of solid core construction. The unit is heated by a high efficiency natural gas furnace. All offices and conference rooms are wired for telephone and CAT 5E for computer.

The entrance to Unit 101 is from the project's 10th Street lobby which connects to the first level hallway system leading to an 18th Avenue entrance and the project's passenger elevator.

Unit Address: 1720 10th Street, Monroe, Wisconsin

Unit 101 is owned by Rex A. Ewald and Sharon M. Ewald.

For additional information about this unit check the Monroe Professional Center web site [www.mpcccondos.com] or contact:

Rex A. Ewald
1015 18th Avenue
Unit 311
Monroe, Wisconsin 53566
(608) 329-9610
raewald@voegeli-ewald.com

Unit Information

Usable square feet [BOMA measurement]:	1,892
Rentable square feet [BOMA measurement]:	2,115
Real Estate Tax Parcel #:	23 251 0090.1100
2020 Real Estate Taxes:	\$3,790.65
Condominium Assoc. votes [1000 total]:	79
% ownership of common elements:	7.9
Ceiling height [suspended]:	9'9"

Utilities metered to unit:

Electricity
Natural gas

Included condominium services:

Municipal water
Municipal sewer
Solid waste collection
Recyclables collection
Snow removal
Parking [2 lots – 32 stalls]