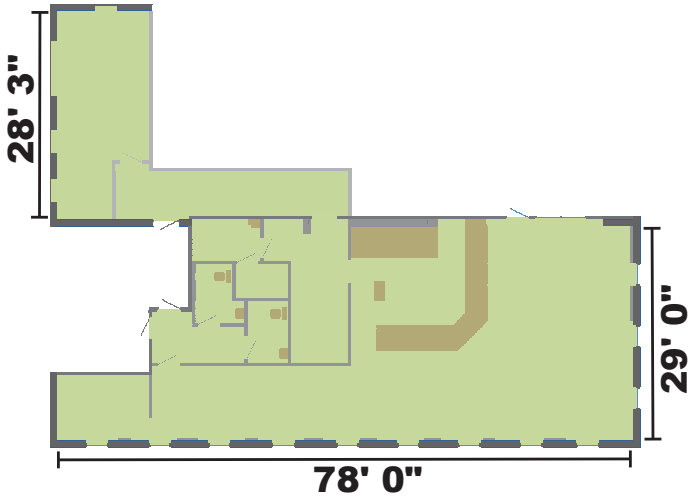


Unit 112

Monroe Professional Center Commercial Condominium
[2,058 usable square feet]



Parking



Unit entrance from lobby



Kitchen



Dining

Located in the Fitzgibbons Building on the first level of the Monroe Professional Center Condominium, Unit 112 is a fully developed restaurant with seating for up to 50 people. As pictured, an additional 537 usable square feet of Unit 111 is attached to Unit 112. This added square footage is accessible from Unit 112 through a doorway from the kitchen. Unit 112 exits directly to the Fitzgibbons Building atrium lobby.

The Fitzgibbons Building is rich in local history. It is all that remains of the Fitzgibbons Brothers buggy works, a manufacturer of buggies in the late 1800s and early 1900s. One of Monroe's most infamous fires destroyed about 60% of the original building on August 28, 1948. The present building was saved and completely renovated in 1999 with a new passenger elevator and new plumbing, electrical and HVAC. The original brick and stone walls remain intact, a feature that is emphasized in Unit 112.

Unit Address: 1015 18th Avenue, Monroe, Wisconsin

Unit 112 is owned by Rex A. Ewald and Sharon M. Ewald and operated by Buggyworks, LLC.

For additional information about this unit check the Monroe Professional Center web site [www.mpccondos.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:	2,058
Usable square feet of Unit 111 available to Unit 112:	537
Total usable square feet including Unit 111:	2,595
Rentable square feet [including Unit 111]:	2,965
Real Estate Tax Parcel #:	23 251 0089.1200
2020 Real Estate Taxes:	\$3,468.98
Condominium Association votes [1000 total]:	72
% ownership of common elements:	7.2
Ceiling height:	Varies

Utilities metered to units:

Electricity
Natural gas

Included condominium services:

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