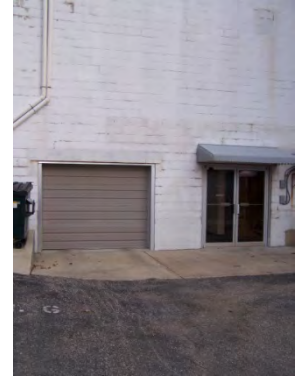


Unit 311

Monroe Professional Center Commercial Condominium
[3,719 usable square feet]



Entertainment room



Private garage



Rooftop deck



Entertainment kitchenette

Located on two levels of the Fitzgibbons Building, Unit 311 is a fully handicapped accessible residential space with 3½ bathrooms and two bedrooms. A third bedroom could be easily created from the existing space. The passenger elevator opens directly into the main living room which features a ceiling of approximately fourteen feet from floor to the lower side of exposed roof joists. Two of the bathrooms have walk-in showers with no shower door. The upper level has windows on three sides with two outdoor decks resting on the roof of the Monroe Professional Center building. The unit features a large home entertainment room [26'6" x 27'8"] and a spacious home office [388 square feet] with its own private bathroom. A kitchenette separates the home entertainment room and the home office.

Unit B107 serves as the garage for Unit 311. It is located a short walk from the basement level elevator stop.

Unit 311 is owned by Rex A. Ewald and Sharon M. Ewald.

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

Rex A. Ewald
1015 18th Avenue
P.O. Box 56
Monroe, Wisconsin 53566
(608) 329-9610
raewald@voegeli-ewald.com

Unit Information

Usable square feet [BOMA measurement]:	3,719
Rentable square feet [BOMA measurement]:	3,810
Real Estate Tax Parcel #:	23 251 0089,3100
2016 Real Estate Taxes:	\$6,308.09
Condominium Association votes [1000 total]:	97
% ownership of common elements:	9.7
Ceiling height:	varies [exposed joists]

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]