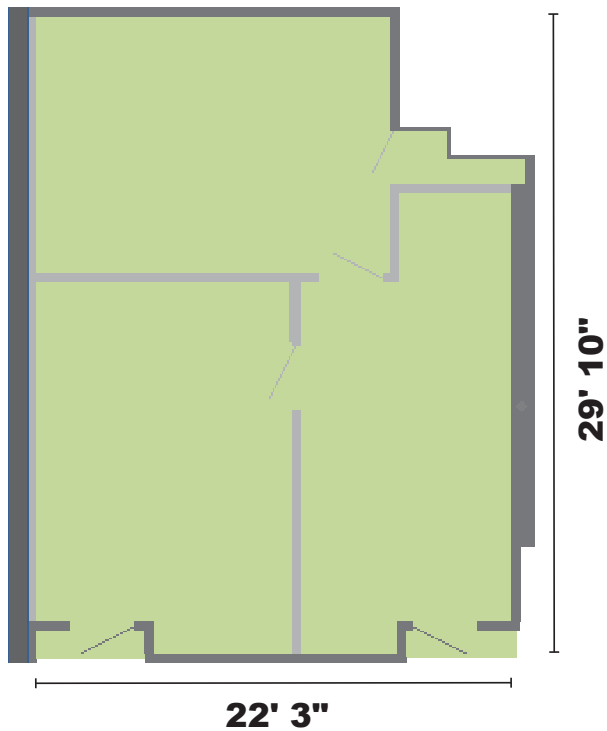


# Unit B103

Monroe Professional Center Commercial Condominium  
[676 usable square feet]



Clerical and waiting room



South office & 2<sup>nd</sup> exit



North office



Main entrance to clerical

Located in the lower level of the Monroe Professional Center Condominium, Unit B103 features two large offices [17'5" x 12' & 16'7" x 12'] and a comfortably sized clerical and waiting area [17'5" x 9'10"]. One office has its own private entrance from the hallway and can be secured from the remainder of the space making Unit B103 an ideal space for an office sharing arrangement. All doors are ADA compliant and interior walls are insulated to minimize sound transmission. The unit is heated by an electric furnace. Both offices and the clerical area are wired for telephone and computer.

Entrance to Unit B103 is from a hallway that leads to project entrances from the east [18<sup>th</sup> Avenue] and the south [an at-grade entrance from one of the project's two parking lots]. The hallway also leads to the project's passenger elevator.

**Unit Address: 1009 18<sup>th</sup> Avenue, Monroe, Wisconsin**

**Unit B103 is owned by Rex A. Ewald and Sharon M. Ewald.**

**For additional information about this unit check the Monroe Professional Center web site [[www.mpccondos.com](http://www.mpccondos.com)] or contact:**

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

## Unit Information

|   |                  |
|---|------------------|
| Usable square feet [BOMA measurement]:      | 676              |
| Rentable square feet [BOMA measurement]:    | 739              |
| Real Estate Tax Parcel #:                   | 23 251 0090.1030 |
| 2017 Real Estate Taxes:                     | \$843.76         |
| Condominium Association votes [1000 total]: | 13               |
| % ownership of common elements:             | 1.3              |
| Ceiling height [suspended]:                 | 7'6"             |

## Utilities metered to units:

Electricity

## Included condominium services:

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