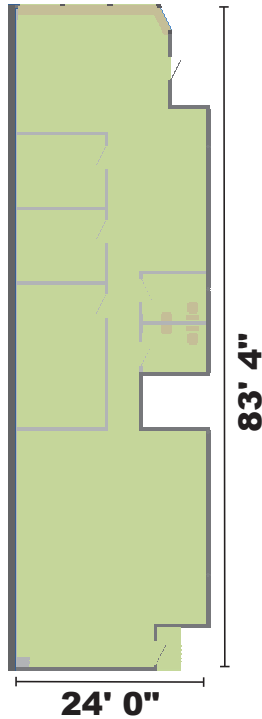
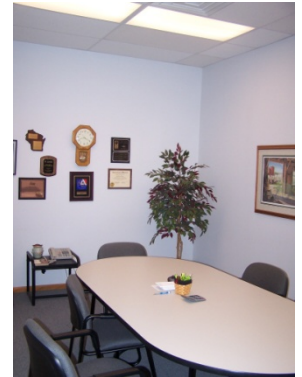


# Unit 101

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



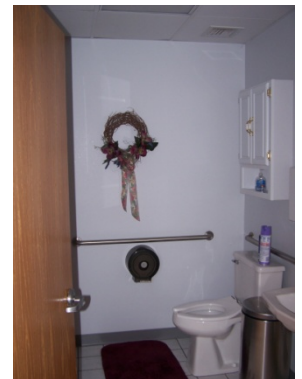
10<sup>th</sup> Street exposure



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 10<sup>th</sup> Street lobby which connects to the first level hallway system leading to an 18<sup>th</sup> Avenue entrance and the project's passenger elevator.

**Unit Address: 1720 10<sup>th</sup> 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.mpccondos.com](http://www.mpccondos.com)] or contact:**

Rex A. Ewald  
1015 18th Avenue  
Unit 311  
Monroe, Wisconsin 53566  
(608) 293-3966  
rex@mpccondos.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
2021 Real Estate Taxes:	\$3,423.78
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]