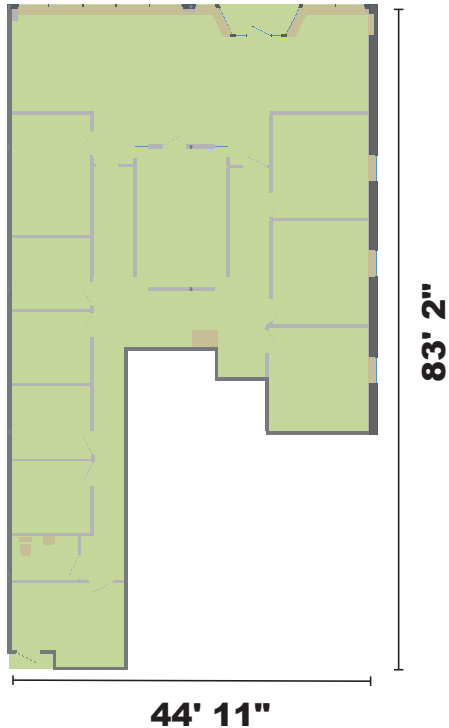


# Unit 104

Monroe Professional Center Commercial Condominium  
[2,740 usable square feet]



10<sup>th</sup> Street exposure



Reception



Main conference room



West interior hallway

Located on the first level of the Monroe Professional Center Condominium, Unit 104 is developed as a professional office with three large offices [12' x 13', 12' x 13' & 12' x 13'6"], four smaller offices [each 9' x 9'11"], two conference rooms [11'5" x 17'5" & 9'11" x 15'2"], a spacious clerical and waiting room [12'1" x 44'11"], a handicapped accessible restroom and a storage room [10'6" x 14'2"]. 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 computer.

Unit 104 has its own private entrance from the north [10<sup>th</sup> Street] and a separate entrance from a common hallway from the south that leads to a project entrance from the east [18<sup>th</sup> Avenue] and to the project's passenger elevator.

**Unit Address: 1750 10<sup>th</sup> Street, Monroe, Wisconsin**

**Unit 104 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 18<sup>th</sup> Avenue  
Unit 311  
Monroe, Wisconsin 53566  
(608) 293-3966  
[rex@mpccondos.com](mailto:rex@mpccondos.com)

## Unit Information

Usable square feet [BOMA measurement]:	2,740
Rentable square feet [BOMA measurement]:	3,063
Real Estate Tax Parcel #:	23 251 0090.1400
2021 Real Estate Taxes:	\$5,277.80
Condominium Association votes [1000 total]:	119
% ownership of common elements:	11.9
Ceiling height:	11'1" in front, 9'8" elsewhere

## 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]