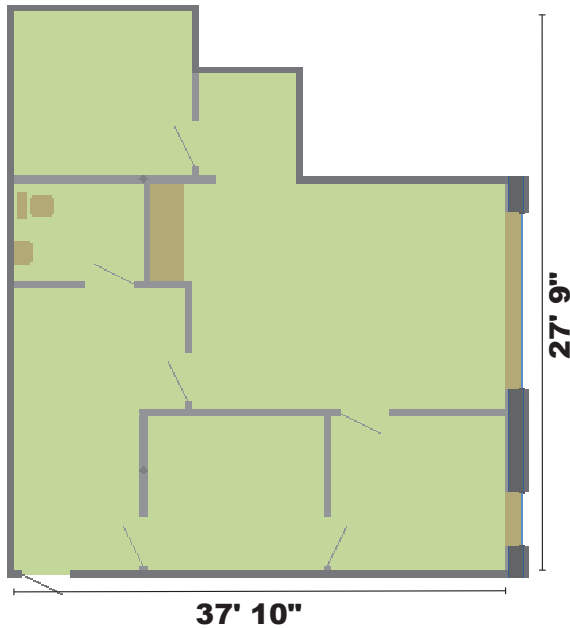


Unit 105

Monroe Professional Center Commercial Condominium
[922 usable square feet]



Clerical



Clerical



Entrance



ADA Restroom

Located on the first level of the Monroe Professional Center Condominium, Unit 105 is developed as a professional office with three offices [9'6" x 10'9", 9'6" x 10'11" & 10'1" x 11'], a spacious work area [13'11" x 21'11"], a handicapped accessible restroom and a small waiting room [17'5" x 7'9"]. All doorways and the restroom are ADA compliant and doors are of solid core construction. The unit is heated by a high efficiency natural gas furnace. All offices and the work area are wired for telephone and CAT 5E for computer.

The entrance to Unit 105 is from the project's s first level common hallway that connects with exists on the north [10th Street] and east [18th Avenue]. Unit 105 is also located only a few feet from the project's passenger elevator.

Unit Address: 1007 18th Avenue, Monroe, Wisconsin

Unit 105 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] 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]:	922
Rentable square feet [BOMA measurement]:	1,031
Real Estate Tax Parcel #:	23 251 0090.1500
2021 Real Estate Taxes:	\$1,708.99
Condominium Assoc. votes [1000 total]:	33
% ownership of common elements:	3.3
Ceiling height [suspended]:	9'8"

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]