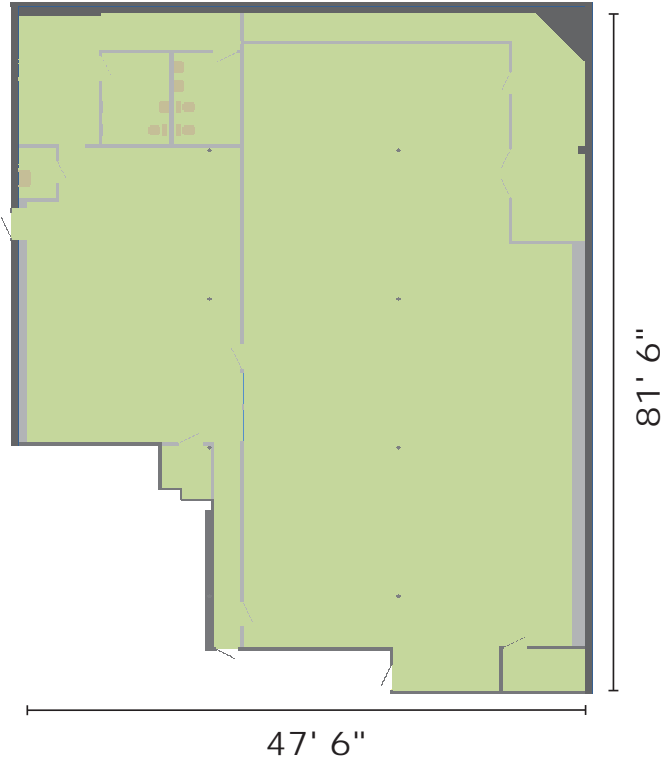
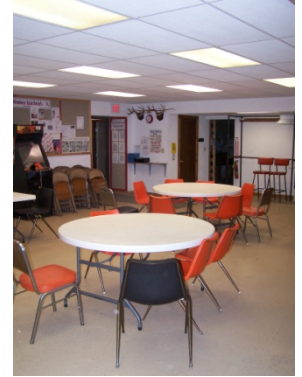


Unit B102

Monroe Professional Center Commercial Condominium
[4,881 usable square feet]



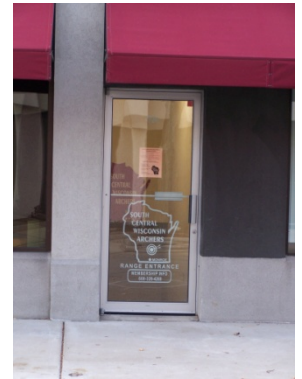
Archery range



Archery club room



Parking



10th Street entrance

Located in the lowest level of the Monroe Professional Center Condominium, Unit B102 is currently operated as an indoor archery range and club meeting facility. The space is heated by a high efficiency natural gas furnace.

The north entrance is from a landing at the base of a staircase that leads directly outside on the north façade of the Monroe Professional Center Building [10th Street]. The south entrance is from a modern hallway and is located a few steps from an at-grade entrance from one of the project's two dedicated parking lots.

Unit B102 contains separate multi-stall men's and women's restrooms.

Unit Address: 1724 10th Street, Monroe, Wisconsin

Unit B102 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]:	4,881
Rentable square feet [BOMA measurement]:	5,336
Real Estate Tax Parcel #:	23 251 0090.0200
2021 Real Estate Taxes:	\$2,348.56
Condominium Association votes [1000 total]:	75
% ownership of common elements:	7.5
Ceiling height [suspended]:	7'6"

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]