



Callie McFarland
762.2583
cjm@cityofmonticello.net



Kerry Redshaw
762.9318
info@monticellomainstreet.org



Denise Flaar
762.7921
denise@monticellochamber.org

Building Details -



Building Address	116 E. Main Street
Building Description	Historic 2 story building once used as residence, but more recently as office and retail space.
Lease Rate	\$800/month for 1 year lease
Sale Rate	\$110,000
Available Square Footage	2,253 for entire building
Additional Space Included (basement, etc.)	Entire 2 story building available
Amenities (balcony, kitchenette, storage area)	Back courtyard area, front porch
Rest Room(s)	2 full baths
ADA Entrance	No
Average monthly Utilities (tenant responsibilities)	\$250/month
HVAC (floor vents, central A/C, etc.)	Central air and heat (2 units)
Sprinkled	No
Entrances	Front and rear
Parking	On street and private off-street
Unique Features	1880s home with lots of character and charm, nice woodwork detail!

Operating Details -

Outdoor Display / Eating Area	Yes
Front Display Window	Yes
Liquor License Eligible	Not at Present

Financials & Incentives -

In TIF District	No
Façade Improvement Grant	Eligible
Local Financing (banks)	Available
Landlord Discount (for long term lease)	Inquire with Landlord

Owner Contact Information-

Owner	Ruthanne Burgard
Contact Phone	217.369.0941
Contact Email	rannburg@gmail.com

4-star Endorsement!!

- ★ Contact Information
- ★ Building Details
- ★ Inspection Report
- ★ Ready to Open