

2225 U.S. HIGHWAY 63 · STEWARTVILLE, MN 55976

ASKING PRICE

Well Positioned Contractor / Industrial Headquarters

\$299,000

HIGHWAY COMMERCIAL · IMMEDIATE I-90 ACCESS · ROCHESTER CORRIDOR



1,508 SF
BUILDING SIZE

1.0 Acre
LOT SIZE

Hwy Commercial
ZONING

1964 / 2024
BUILT / RENOVATED

200-Amp
ELECTRICAL SERVICE

10 Spaces
PARKING

PROPERTY OVERVIEW

This exceptional commercial opportunity offers unmatched visibility on US-63, just south of Rochester and adjacent to the I-90 interchange in Stewartville. This fully renovated, move-in ready property is ideal for contractors, tradespeople, or fleet-based businesses in the growing Rochester-Stewartville corridor. The site includes a large lot with a durable breaker-run base for heavy equipment, secured by nearly full-surround privacy fencing. The main building features three private offices, an updated kitchen, and a renovated bathroom, all with fresh paint, new windows, flooring, and an entry door. Additionally, the attached two-car garage is fully finished, insulated, and heated, featuring a dedicated welding outlet and subpanel.

INVESTMENT HIGHLIGHTS

- Prime US-63 Frontage: Unmatched visibility and direct access on one of SE-MN's highest-traffic corridors, immediately adjacent to the I-90/Stewartville interchange.
- Interior Renovated in 2024 — new windows, front door, flooring, fresh paint, refinished kitchen, and updated bathroom.
- Versatile Interior Layout: Three private offices + one bathroom, complemented by a finished, insulated, and heated attached two-car garage with attached garage.
- 200-Amp Electric Panel in basement with subpanel and welding outlet in garage
- Optimized Commercial Yard: Durable breaker-run base, cleared rear lot, and nearly full-surround privacy fencing — ready for fleet parking or equipment storage.
- High-Growth Redevelopment Potential: Located in a rapidly expanding commercial corridor with strong long-term upside for owner-users and investors alike.

LOCATION & ACCESS

Strategic SE Minnesota Position
Direct frontage on US Highway 63 at the I-90/Stewartville interchange. Approximately 5 miles south of downtown Rochester — Minnesota's second-largest city and home to Mayo Clinic. Convenient access to major freight routes, regional labor markets, and a fast-growing commercial customer base.

INTERIOR & EXTERIOR



PROPERTY DETAILS

Asking Price	\$299,000
Property Type	Office / Industrial
Investment Type	Owner / User
Building Size	1,508 SF / Basement unfinished
Lot Size	1.0 Acre
Year Built	1964
Year Renovated	2024
Zoning	Highway Commercial
Parking	10+ Spaces
Electrical	200-Amp + Subpanel
APN	542724034330