

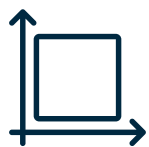
Historic 3rd Street Turnkey Gem

18 3rd St SW, Suite 2,
Rochester, MN 55902



LEASING AT

**\$4,000/
month
plus
Utilities**



± 1,462 SF

- **Prime Historic Location:**
Situated on vibrant Historic 3rd Street in Downtown Rochester, offering high foot traffic and high visibility.
- **Turnkey & Move-In Ready:**
Currently built out as a coffee shop, making it an ideal setup for a café, retail boutique, or service space.
- **Modern Urban Aesthetic:**
Features stylish interior finishes, including updated LVP flooring, large storefront windows, and exposed ceilings.
- **Flexible 1,462 SF Layout:**
Highly functional 1,462 sq. ft. footprint offered at \$4,000/month plus utilities.



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