

## The Lot on Broadway & 9th

12 9th Street Southeast, Rochester, MN 55904



Sale Price	Lease Rate
\$649,900	\$3,500 monthly

CAM/ReTax	\$16,232
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Building Size	918 SF
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Lot Size	0.79 Acres
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- Prime Location
- Abundant Parking
- Enhanced Visibility
- Hub For Opportunity



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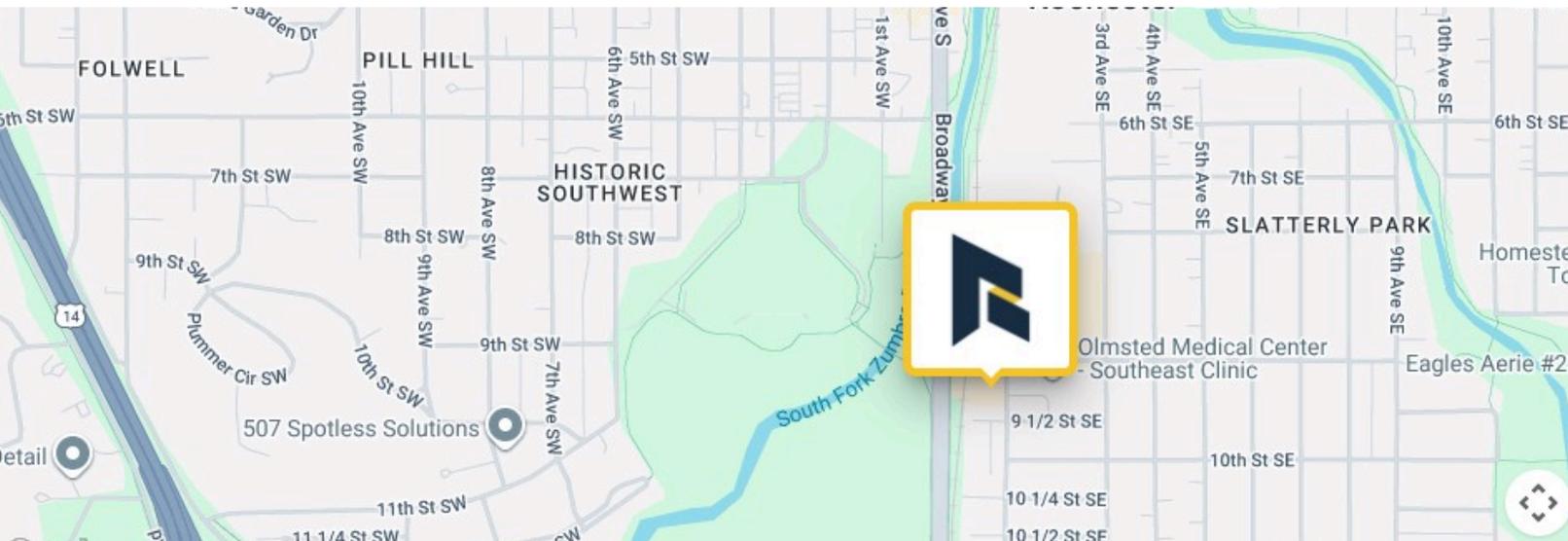
# The Lot on Broadway & 9th

## 12 9th Street Southeast, Rochester, MN 55904



This 918-square-foot freestanding building along with its large parking lot featuring 30+ spaces offers endless possibilities. The adaptable layout allows for customization to fit a variety of business needs, while the prime location ensures unbeatable visibility in a high-traffic area. Whether you're starting a new venture or expanding, this property is ready for you. The sellers are committed to helping with zoning or city-related requirements, offering support to ensure a smooth transition. This is a rare opportunity to secure a versatile, well-located space with the flexibility to meet your business goals. This property is FOR SALE or LEASE

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