



11 WATER STREET, EXCELSIOR, MN 55331  
OFFERED AT \$35.00 / SQ. FT. PER MONTH



LAKES AREA  
REALTY™

Lakes Area Realty  
37 Water Street  
Excelsior, MN 55331

Located in the heart of Excelsior's historic district and one block from Lake Minnetonka, our building is available for lease for the first time in nearly two decades. This space offers direct space frontage onto Water Street, a perfect spot to catch the eyes of the walking and street traffic. The space offers just over 2,200 sq. ft. with an entrance off of Water Street as well as a 600 sq. ft. patio with views of Lake Minnetonka. Prime location just one block from the lake and surrounded by retail shops, salons and other businesses alike. The community stays busy during countless festivals and events throughout the year. Enjoy the peace of mind knowing your business has a great visibility!



Offered by:

**CHRIS DENNIS**

LAKES AREA REALTY  
EXCELSIOR

**612.229.9322**

Chris@ChrisDennisGroup.com  
LakesAreaExcelsior.com



## PROPERTY INFORMATION

Vestibule	7 X 6
Serving Area	49 X 37
Serving Counter	20 X 11
Kitchen	16 X 11
Storage	17 X 12
Office	17 X 7
Bathroom #1	7 X 7
Bathroom #2	7 X 7

## ESTIMATED EXPENSES

\$15.20 / SQ. FT. PER MONTH

- Tenant controlled heat and air conditioning. Fireplace in main room.
- 1 block off of the Excelsior Commons and Excelsior Public Dock on Lake Minnetonka.
- 600 sq. ft. patio on Water Street with views of Lake Minnetonka.
- Located on Water Street in the heart of the Historic District and where almost all public events are held.
- Parking lot located adjacent to space with 10 spots assigned to business.

TOTAL SQ. FT.  
2,287

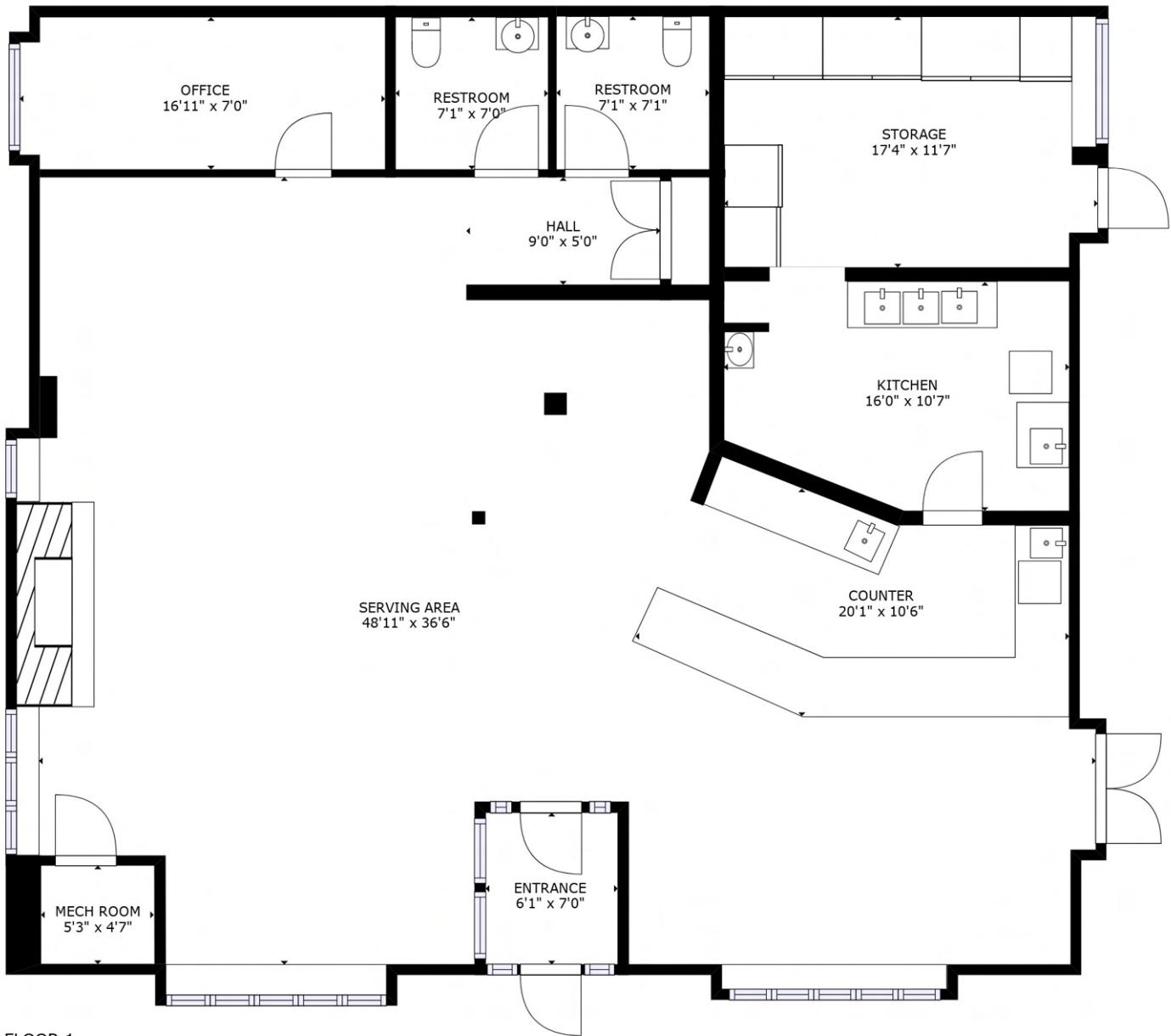
MONTHLY BASE RENT  
\$35 /SQ. FT.

MONTHLY CAM  
\$15.20/MO

YEAR BUILT  
1975



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