



Stabilized Two-Tenant Investment | High-Visibility Hwy 52 Corridor  
4107 Highway 52, Rochester, MN 55901



<b>Sale Price</b>	\$3,300,000
<b>Building Size</b>	7,522 SF
<b>Lot Size</b>	1.29 Acres
<b>Year Built</b>	2013

- 100% Occupied Investment
- High-Visibility Highway 52 Frontage
- Passive Triple Net (NNN) Leases
- Attractive 2013 Build - Low Maintenance
- 43,000+ VPD (Vehicles Per Day)
- Expansive 1.29-Acre Lot



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This ±7,522 SF free-standing retail asset offers a rare, 100% leased investment opportunity on Rochester's primary commercial artery. Built in 2013, the property features modern construction, a flexible two-tenant layout, and a high-demand drive-thru suite—a critical feature for long-term tenant retention and value.

Strategically positioned with pylon signage and signalized access, the site benefits from over 21,000 VPD and sits within the Olmsted County Cannabis-approved zone, adding a unique layer of future-proof versatility. Located just minutes from Downtown Rochester and the world-renowned Mayo Clinic, this asset is an ideal fit for 1031 exchange buyers or investors seeking a low-maintenance, stabilized property in a high-growth Minnesota market.



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