



Business Condo For Sale

300 3rd Ave SE, Rochester, MN, 55904



- **Price** \$295,000
- **Association Fee** \$900
- **Space Size** 1465 sqft
- **Lot Size** 0.43 acres

- 1,465 sq ft condo space
- Great location near downtown/Government Center/Skyway
- Amenities: parking, elevator, natural light, shared restrooms
- Includes office spaces, waiting area, and modern finishes



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Discover a unique opportunity in this professional condominium building renowned for its established presence, strategically located near downtown, the Government Center, and the Skyway system. This versatile space, encompassing Condos 402 and 404, offers a total of 1,465 sq ft. The building provides a range of amenities, including covered and uncovered parking options, an elevator, large windows that flood the area with natural light, and shared restrooms for added convenience. Within the space, there's a nice waiting room and reception area, currently designed with a total of five office spaces, one of which is currently configured as a kid's play area. The corner office views make it a very nice space to work daily. The space also features upgraded flooring, built-in cabinetry, and modern finishes. The space offers 1 parking spot with the unit and common area parking for customers and employees surrounding the building.

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