



HAMILTON
REAL ESTATE GROUP



WAREHOUSE/SHOP/OFFICE FOR SALE

6256 34th Avenue NW
Rochester, MN 55901

Property Description

- Two-building campus totaling approximately 19,000 SF with office and warehouse space.
- Income-producing investment with immediate cash flow and value-add upside.
- Ideal owner-user opportunity—occupy your space while collecting rental income from the balance of the property.
- Attractive cap rate with strong investment potential.
- ±9,000 SF of office space featuring 14 private offices, bullpen, and conference room potential.
- ±10,000 SF warehouse with 12' overhead doors and 16' peak clear height.
- Flexible layout for single or multiple tenants.
- Ample on-site parking for employees and visitors.
- Prime Rochester location in a rapidly growing commercial corridor.
- Excellent access to Highway 52.

PRICE: \$1,995,000

FOR MORE INFORMATION:

[VISIT OUR WEBSITE](#)

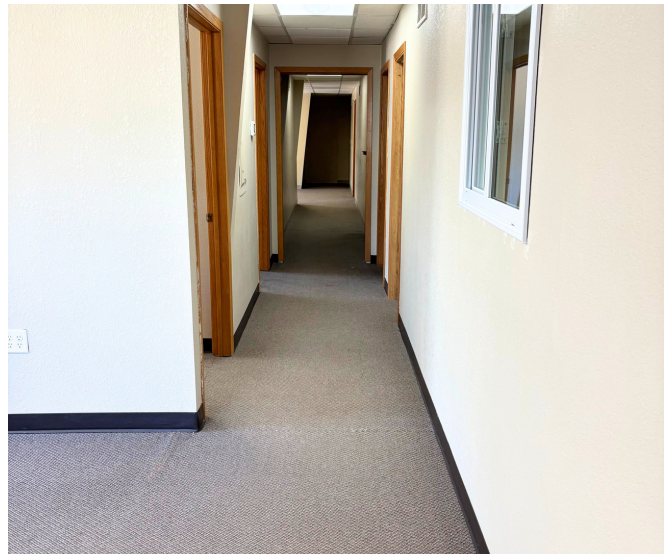
CONTACT

Ari Kolas | Principal
ari@hamiltonmnre.com
O: 507.281.1002 | M: 507.271.5553
www.hamiltonmnre.com

Andy Bianco | Associate
andy@hamiltonmnre.com
O: 507.281.1002 | M: 507.358.6266
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