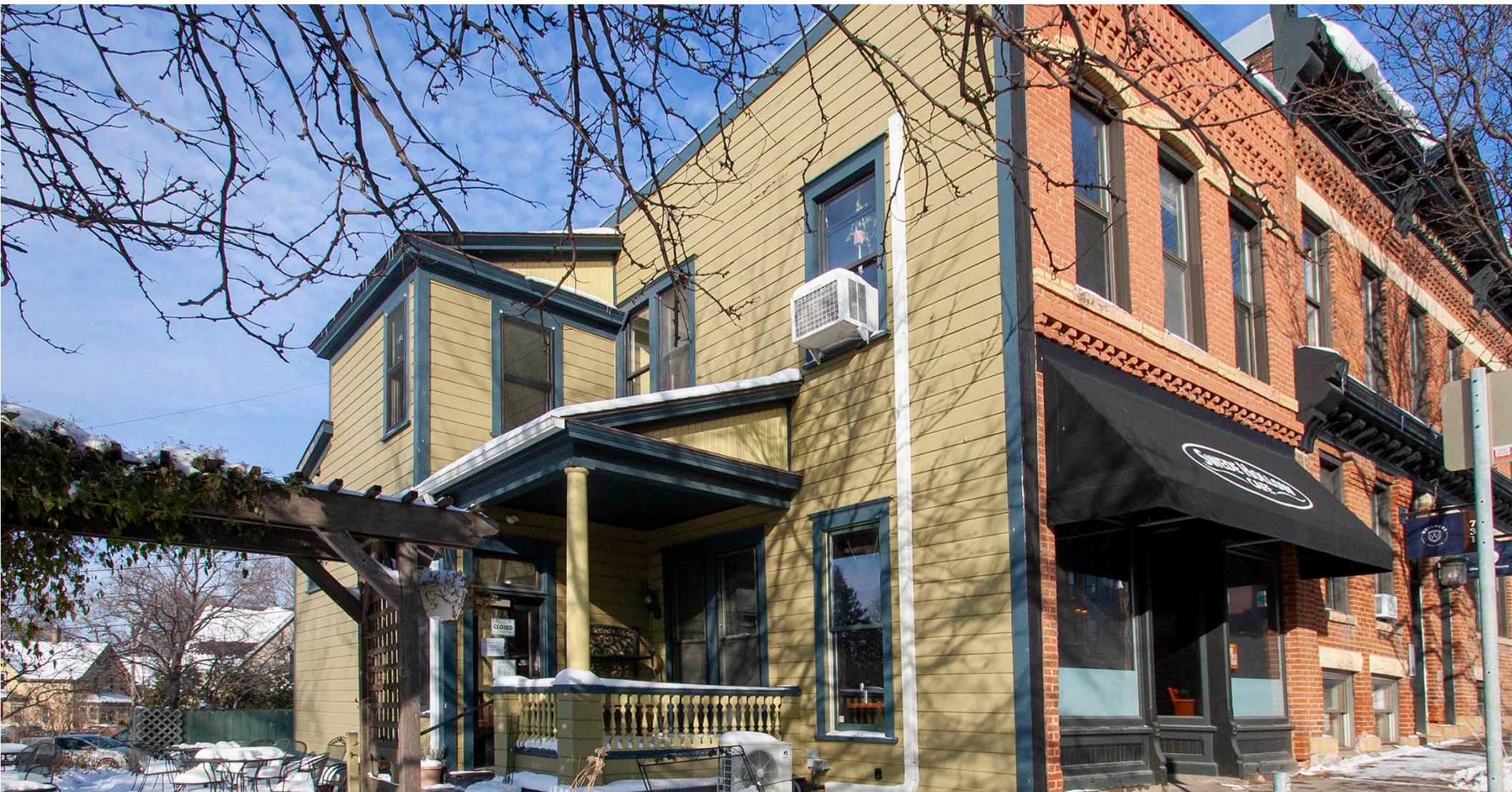


# FOR LEASE | 725 7<sup>th</sup> Street E • St. Paul



## Turn Key!

Rare culinary destination in the heart of St. Paul's vibrant East Side — in the historic Stutzman Building.

CONTACT BROKER FOR INFORMATION & TOUR

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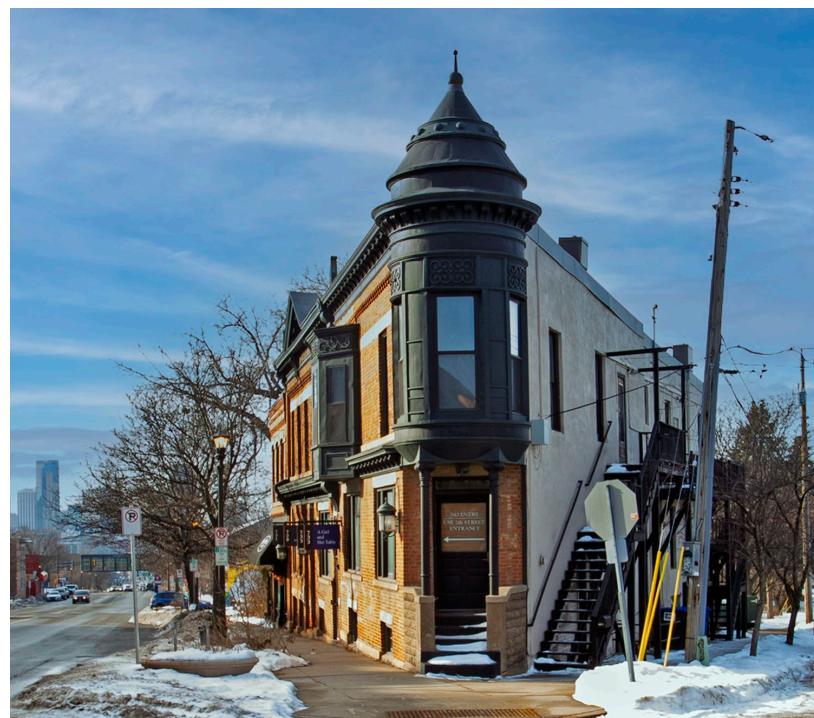
# FOR LEASE | 725 7<sup>TH</sup> Street E • St. Paul, MN 55106

The beloved Swede Hollow Café offers 2,468 square feet of beautifully maintained, fully equipped space.

Property boasts very high **visibility** at 725 7th Street East, complemented by 54 indoor seats and an **expansive**, newly paved **outdoor patio** with seating for maximum seasonal revenue.

This established location, with its strong community ties and proximity to the regenerating East Side, offers a true competitive advantage and a foundation for a new operator to enjoy immediate success.

- **Pro Kitchen Ready:** Includes a well-maintained, grease-rated 4-foot Type 1 CaptiveAire hood system (new in 2016) with an integrated Ansul fire suppression system.
- **Efficient Space:** Total 2,468 SF (1,694 SF main/seating + 774 SF lower-level prep/storage).
- **Dual Restrooms:** Restrooms on both the main and second floors for maximum customer **convenience**.
- **Logistics:** Rear curb cut for easy loading and a dedicated dumpster enclosure.
- **Prime Outdoor Seating:** Maximize warm-weather revenue with an expansive outdoor patio (new pavers installed in 2024) plus extended yard seating.



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- Rent: \$5,000/Mo NNN
- 2,468 SF (1,694 SF cafe + 774 SF lower-level prep area)
- PID: 322922130026
- 2026 proposed property tax: \$13,208 (\$5.39/sf)
- Restrooms on each floor (1, 2)
- Well equipped kitchen with Type 1 CaptiveAire hood (4 foot; new in 2016) rated for grease. Ansul fire suppression system
- Total of 54 indoor seats (25 main floor; 29 on floor 2) + Large outdoor patio (new pavers installed 2024) + extended yard seating
- Existing furniture and freestanding appliances available for purchase
- Building addition (interior stairway bump-out) to convert an apartment into 2nd floor cafe seating area in 2015/2016
- Rear curb cut loading area with dumpster enclosure
- Roof (2001) has been consistently maintained and in good condition
- Central air

## RECENT UPDATES INCLUDE:

- Multiple interior improvements include new paint, lighting, epoxy flooring in kitchen, & new HVAC units (2024)
- Building exterior repairs and new paint in entryway and rear (2024)



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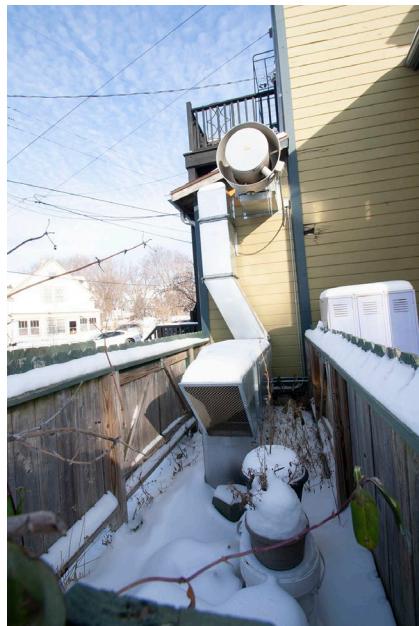
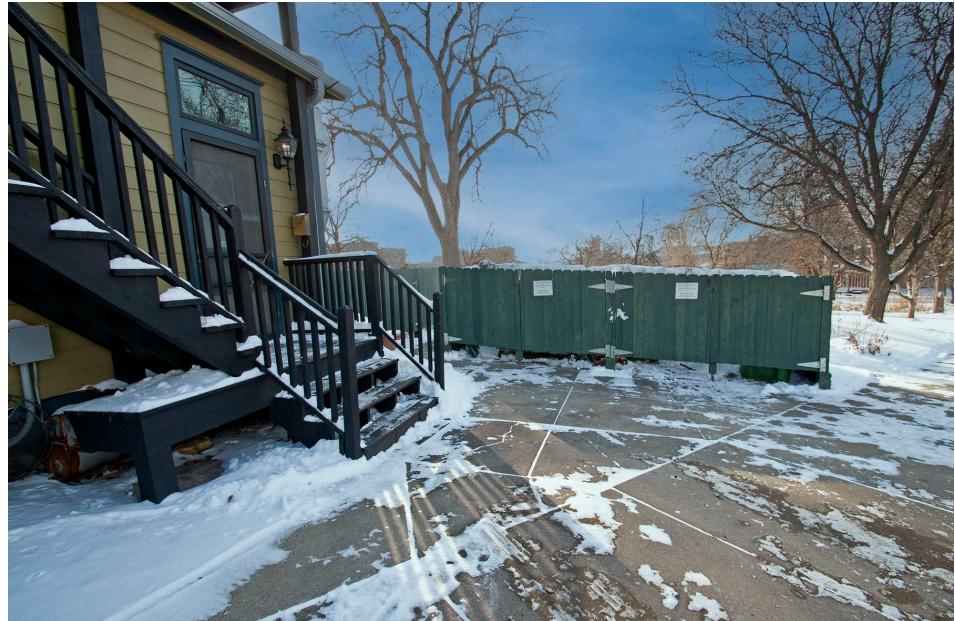
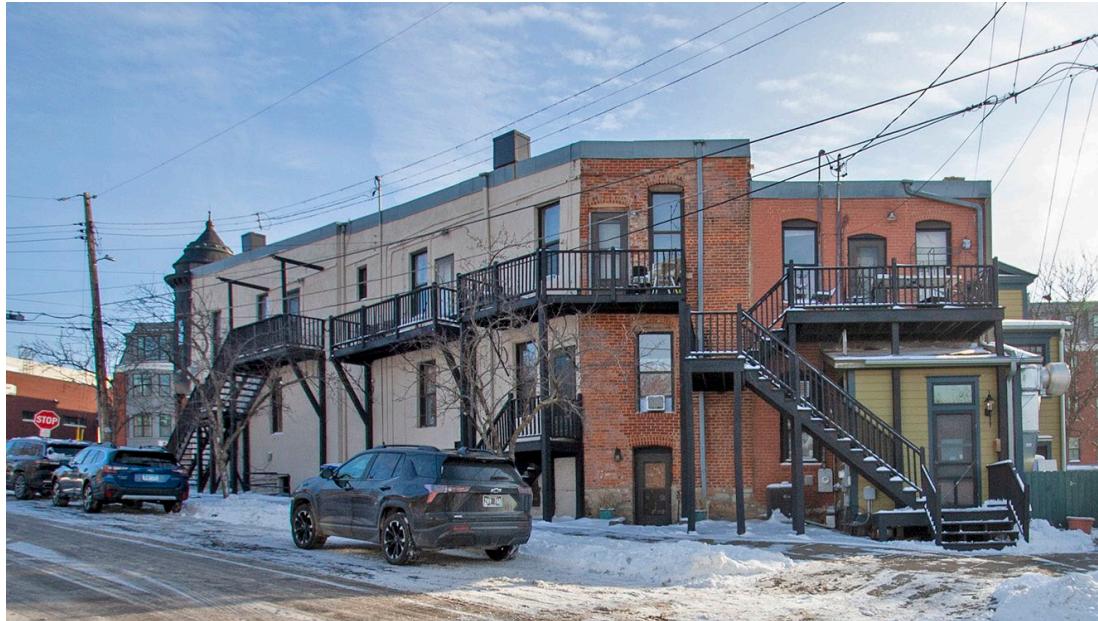


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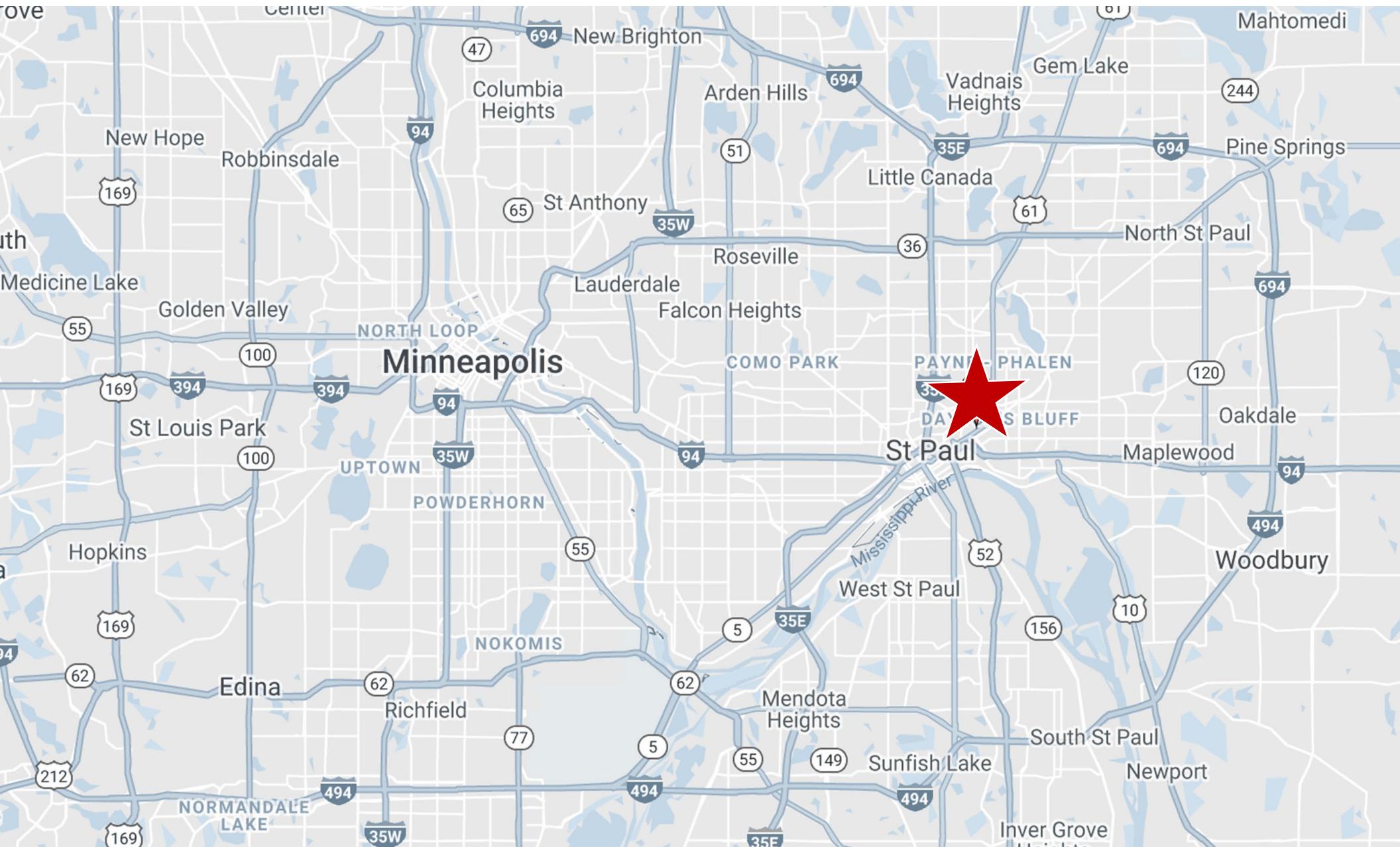


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