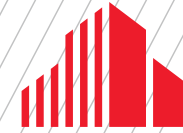
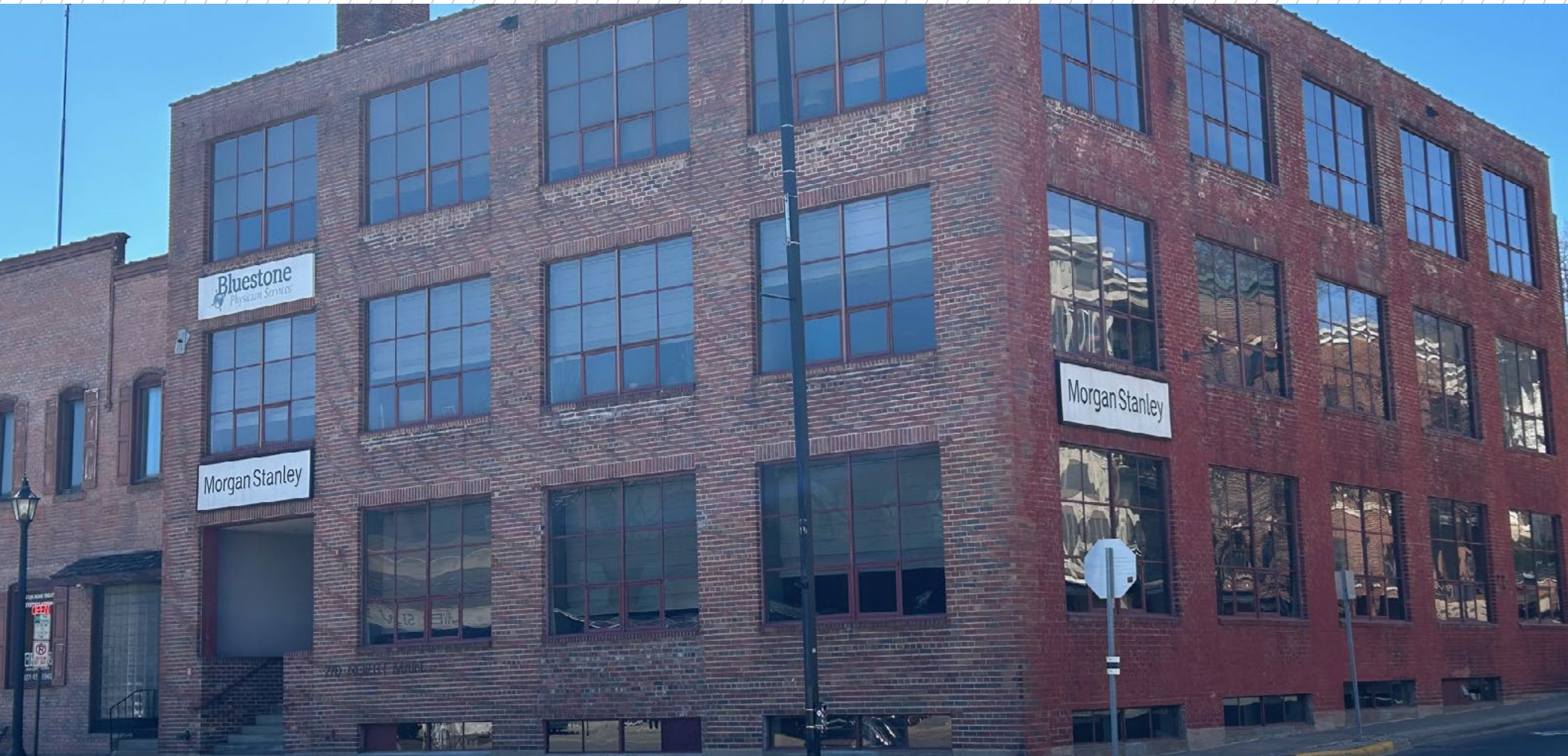


# OFFICE BUILDING FOR SALE



CUSHMAN &  
WAKEFIELD



270 NORTH MAIN STREET  
STILLWATER, MN

# PROPERTY INFORMATION

- Totally renovated Class A building located in beautiful Downtown Stillwater
- Owner/user opportunity
- Comes with 15 reserved parking stalls in the rear of the building, plus reserved parking is available in the Crosby Hotel ramp
- Offers spectacular river views and convenient location near all the new condo developments

PID #	28.030.20.14.0041
BUILDING SIZE	17,197 SF
YEAR BUILT/RENOV.	1925 / 2002
FLOORS	3
PARKING	Ample free parking
LOT SIZE	.21 acres
ZONING	C&I
REAL ESTATE TAXES (2026)	\$88,432.00
2026 ESTIMATED MARKET VALUE	\$2,981,000
SALE PRICE	Negotiable
AMENITIES	<ul style="list-style-type: none"><li>• Over \$1.8M spent on roof, windows, restrooms, fire safety, HVAC, stairwells, new elevator and ADA access</li><li>• Hotel Crosby next door</li><li>• River Siren Brewing Co. across the street</li></ul>

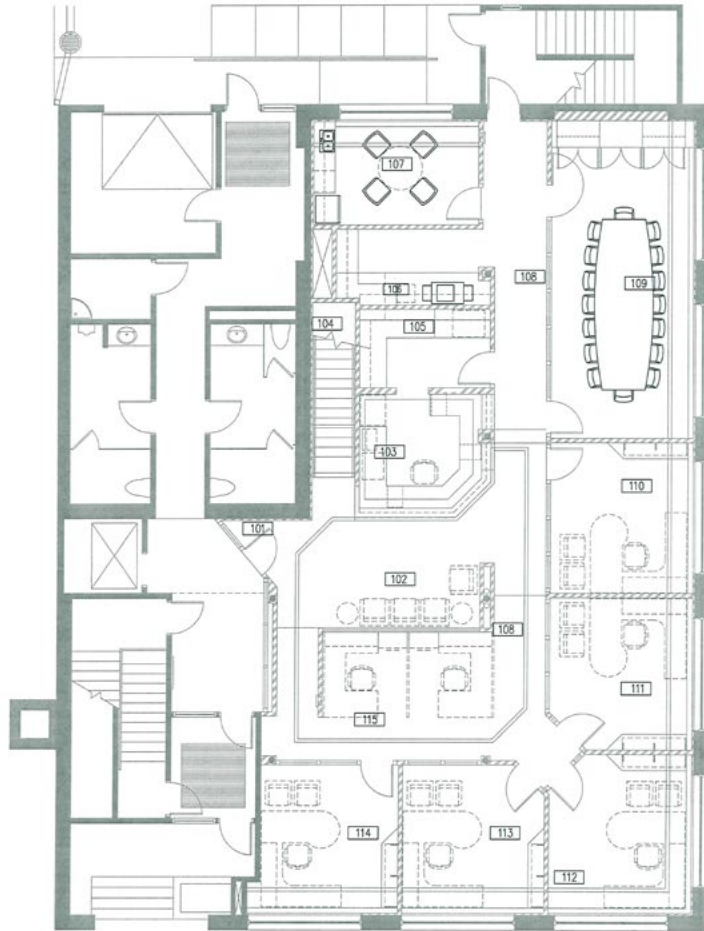




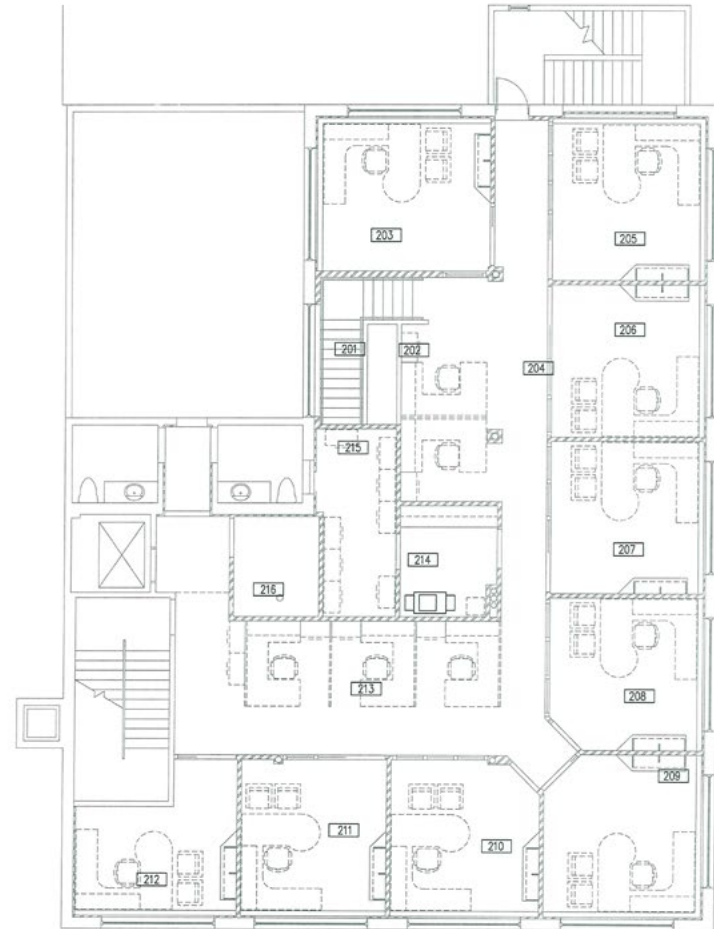


# FLOOR PLANS

First Floor

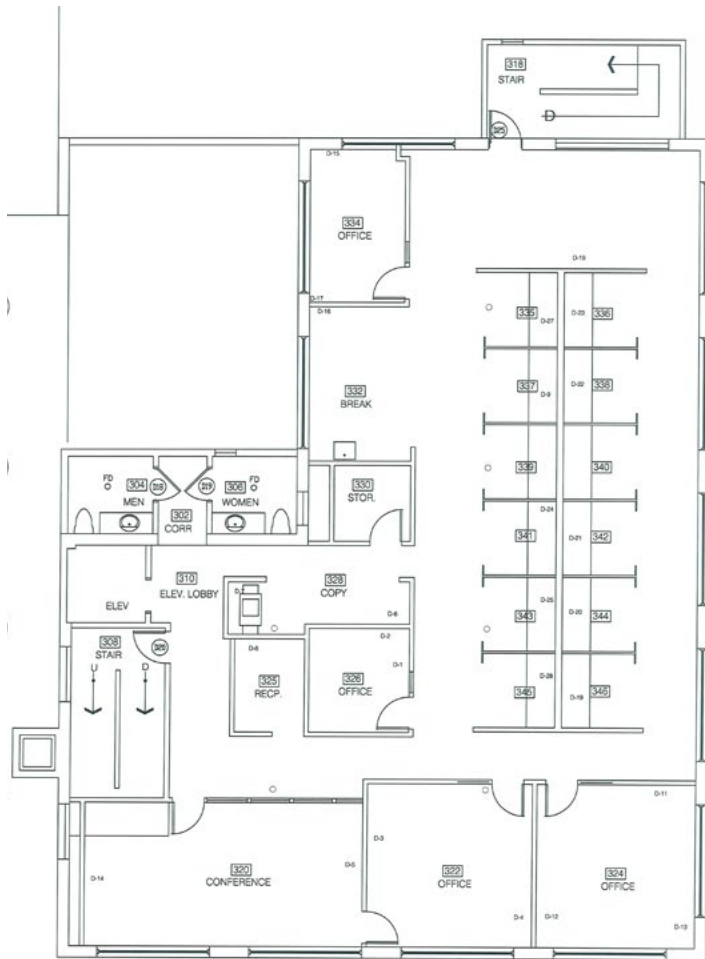


Second Floor

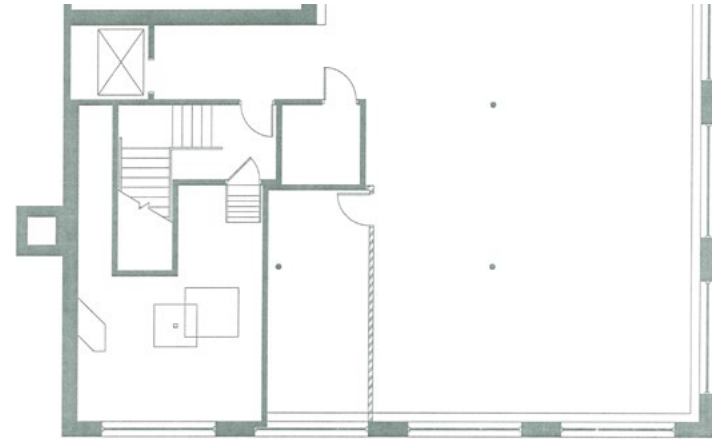


# FLOOR PLANS

Third Floor



Lower Level



# SUBJECT PROPERTY







# CONTACT INFORMATION

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