

# Historic 3rd Street Turnkey Gem

18 3rd St SW Suite 2, Rochester, MN 55902



**Lease Rates** \$4,000/month  
plus Utilities

**Leaseable  
Space** 1462 SF

- Downtown on Historic 3rd Street Location
- Move-in Ready
- Bright + Inviting Retail Space
- Modern and Cozy Decor



**Leigh Ann Peltoma**

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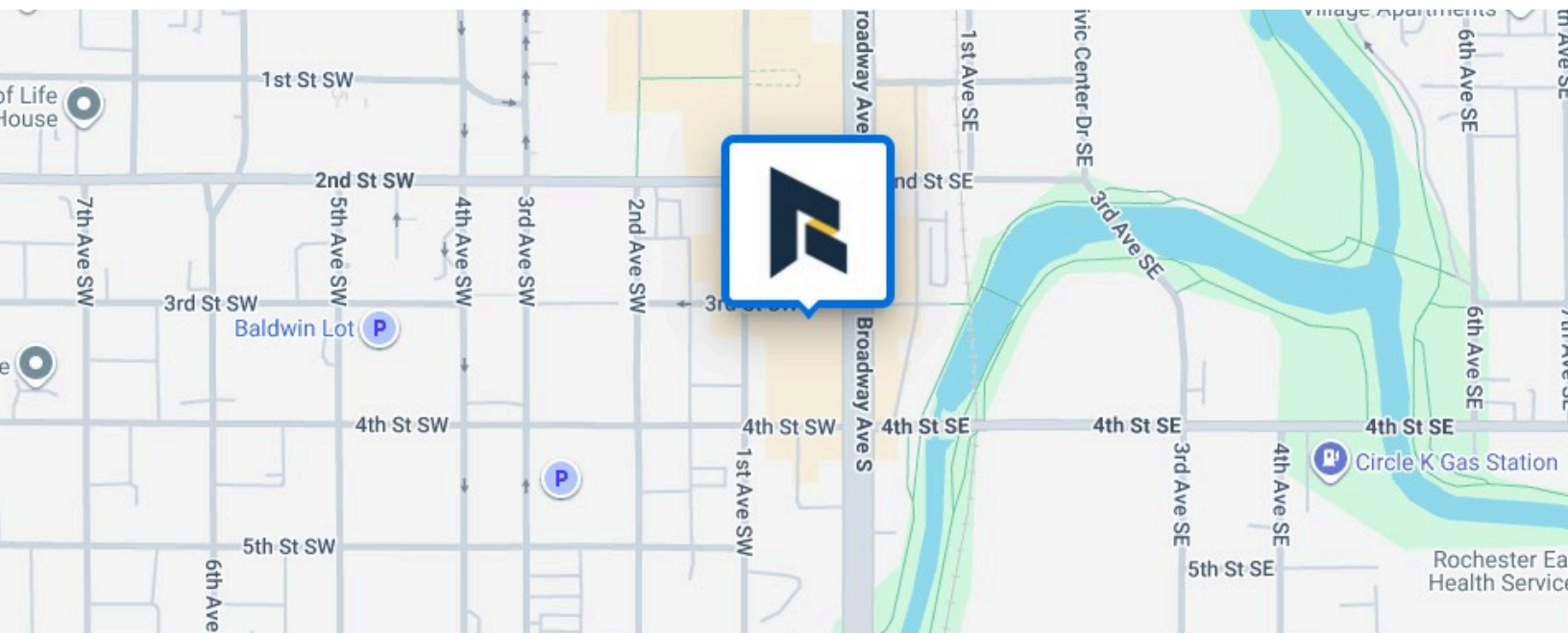
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Prime opportunity on Historic 3rd Street in Downtown Rochester! This 1,468 sq. ft. commercial space offers excellent visibility and character, currently built out as a charming coffee shop. Interior features include large storefront windows, updated LVP flooring, tasteful décor, and an exposed ceiling that adds to the modern, urban feel. Ideal for café, retail, or service uses looking to establish a presence in one of Rochester's most vibrant and walkable districts.

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