



The Lot on Broadway & 9th
 12 9th Street Southeast, Rochester, MN 55904



Sale Price	Lease Rate
\$590,000	\$2,500 monthly
CAM/ReTax	\$16,232
Building Size	918 SF
Lot Size	0.79 Acres

- Prime Location
- Abundant Parking
- Enhanced Visibility
- Hub For Opportunity



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Prime freestanding retail building located along high-traffic South Broadway in Rochester. This 918-square-foot building sits on an oversized lot with 30+ parking spaces, offering significant flexibility for repositioning or future redevelopment.

The site benefits from strong visibility, excellent frontage, and easy access, making it well-suited for a variety of commercial uses. Investors and owner-users can take unique advantage of the surplus parking and generous site layout. Ownership is prepared to work collaboratively with buyers on zoning or city-related approvals, presenting a compelling opportunity for those seeking a high-visibility corridor location. This is a rare chance to secure a standalone commercial site in one of Rochester's most traveled corridors with significant long-term upside.

This property is FOR SALE or LEASE

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