

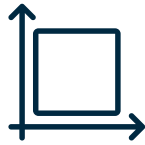
High-Visibility 2nd St SW Commercial Building – For Sale or Lease

2002 2nd St SW, Rochester, MN 55902



OFFERING AT

\$1,950,000



24,498 SF

LEASING AT

\$20 PSF MG



0.85 Acres

- **Prime Location:** Situated on high-visibility 2nd Street SW, blocks from Mayo Clinic and Saint Mary's campuses.
- **Transit-Oriented:** Directly along the route of the upcoming 2.8-mile "Link" Rapid Transit line.
- **Flexible Layout:** Multi-tenant building featuring retail spaces, private offices, two gathering halls, and an expansive basement.
- **Turnkey Amenities:** Includes a commercial-grade kitchen and 30+ dedicated on-site parking spaces.
- **In-Place Income:** Multi-tenant setup offers immediate rental revenue with room for growth or owner-occupancy.



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