



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

1233 4th Street South

Cannon Falls, MN 55009

Suites For Lease

Lease Rate - \$10-12 Net



CONTACT

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1233 4th Street South

This versatile 16,000 SF metal-constructed building offers an excellent lease opportunity in Cannon Falls’ B-2 Highway Business District. Situated on a 3.61-acre lot with 133 asphalt parking stalls, the property provides ample space for retail, service, or office use. With convenient access to Highway 52 and proximity to both downtown Cannon Falls and major metropolitan areas, this location supports businesses seeking visibility, accessibility, and a strong local customer base.

PROPERTY HIGHLIGHTS

- 16,000 SF metal building ideal for retail, office, or service use
- 133 asphalt parking stalls provide ample customer and employee parking
- Situated on a 3.61-acre lot, offering expansion or outdoor space potential

LOCATION HIGHLIGHTS

- Less than 1 mile from Highway 52, ensuring high visibility and traffic
- Less than 1 mile from downtown Cannon Falls, a growing business hub
- Nearby recreational attractions, including the Cannon River and Cannon Valley Trail, enhancing local appeal for businesses and customers



ZONING | B-2, Highway General Business District

The purpose of the B-2, Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent high intensity commercial and service activities and less intensive industrial uses.

PERMITTED USES	Automobile accessory stores; Automobile sales - indoor; Governmental and public regulated utilities, buildings and structures necessary for the health, safety and general welfare of the city; Greenhouses and landscape nurseries; Hospitality businesses; Liquor sales - on- and off-sale; Office businesses - clinical; Office businesses - general; Recreational businesses contained entirely within the principal building; Restaurant without drive-through facilities - without outdoor dining; Etc.
CONDITIONAL USES	Accessory drive-through facilities; Automobile repair - major and minor; Commercial car washes - drive-through, mechanical and self-service; Commercial daycare facilities; Contractor shops and offices; Hospitals; Motor fuel stations; Etc.

*See Cannon Falls, MN [Code of Ordinances](#) for complete of permitted, conditional and accessory uses

Specifications

ZONING	B2: General Highway Business District
PROPERTY USE	Retail
YEAR BUILT	1970
PROPERTY ACCESS	Excellent Access
Nearby HWY	Highway 52 (0.9 Miles)
Airport Access	MSP Airport (42 Miles)
Suite Access	Each suite has dedicated entrance
WATER	City of Cannon Falls
GAS	Supplied by Minnesota Energy Resources
HVAC	Gas forced Air - York Units (2)

TOTAL PARKING	133 Stalls - Surrounding building
LOT SIZE	3.61 Acres
PROPERTY SIZE	approx. 16,000 SF
BUILDING IMAGE	Metal Construction
FLOORS	Single-story
POWER	3 services Xcel Energy
Suite A	120/240V, 1 Phase
Suite B	120/240V, 1 Phase 120/240V, 3 Phase
RESTROOMS	Suite A- shares building restroom (male/female) Suite B- Single Unisex Restroom



Suite A

PRICING SUMMARY

Approximately 5,150 SF

\$10-\$12 Net

*Divisible



Suite B

PRICING SUMMARY

Approximately 4,630 SF

\$10-\$12 Net

*Divisible



For more information, contact
The Brookshire Co.

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