



High Visibility Commercial Opportunity

2002 2nd ST SW, Rochester, MN 55902



Sale Price \$2,500,000

Property Tax \$40,862

Building Size 24,498 SF

Lot Size 0.85 Acres

- 30+ Onsite Parking Spaces
- In-Place Rental Income
- Commercial Kitchen & Halls
- On "Link" Rapid Transit Route
- Blocks from Mayo Clinic Expansion
- Expansive Storage & Office Space



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Leasing Info	Contact Agent
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This versatile building features a robust layout designed for high-capacity use, including several retail spaces, two large gathering halls, an expansive basement with ample storage, and a commercial-grade kitchen. The interior is well-appointed with private offices and multiple gathering rooms, making it a highly functional asset for an owner-occupier or an investor. Ample onsite parking with over 30 dedicated spaces is a standout feature for this location, providing exceptional convenience in a busy commercial corridor. Currently home to multiple tenants, the property offers the immediate benefit of guaranteed income with significant room for specialized operations or expansion.

Positioned on the highly traveled 2nd Street SW, the property is situated directly on the route of the upcoming 2.8-mile "Link" Rapid Transit line, which will further enhance visibility and accessibility. This prime location is just blocks from the Mayo Clinic and Saint Marys campuses, placing it in the direct path of the historic \$5 billion "Bold. Forward. Unbound." expansion. With easy access to major highways and proximity to a variety of established retail shops, this site is perfectly positioned to capitalize on Rochester's massive economic momentum. This is an excellent opportunity to secure a significant footprint in one of the city's most dynamic districts. Reach out with any questions—we can't wait to show it to you!



Leigh Ann Peltoma
 leighann@rgi-group.com
 (507) 358-6577

Justin Collopy
 justin@rgi-group.com
 (507) 254-4702