

FOR SALE

WYNDHAM APPROVED BRAND CONVERSION

ROCHESTER, MN 55904



INVESTMENT OVERVIEW

- Prominent intersection with immediate highway access and close proximity to Mayo Clinic.
- *Pre-approved by Wyndham as a dual brand La Quinta + Hawthorne Suites, with key money.
- Famous Dave's NNN Lease with long term commitment to the site.
- Approximately 85,000 VPD at Highway 52 & Highway 14 / Civic Center Drive.

Asking Price:

\$6,500,000

Price Per Key:

\$55,084.00

Year Built/Renovated:

1972/2018

Number of Floors:

3

Room Sizes:

300 – 390 SF

Building Size:

105,503 SF

Land Size:

4.04 acres

*Wyndham conversion terms must be verified by buyer.



Co-Offered By
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DECORATIVE PAVERS

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REMAX Results



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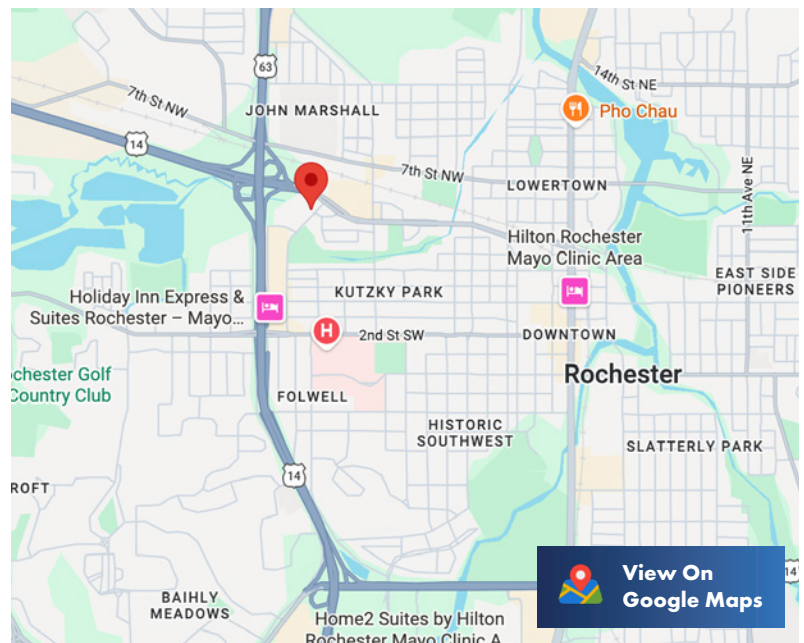
MARKET OVERVIEW

Rochester's economy is strong and diversified, anchored by world-class health care and innovation led by the Mayo Clinic while also benefiting from sectors like technology, manufacturing, food processing, and services that help broaden its employment base beyond a single industry.

With sustained job growth outperforming statewide averages and investments in workforce and development initiatives, the labor market remains a key strength. Strategic long-term investments such as the Destination Medical Center project and ongoing private development are reshaping downtown with new housing, commercial space, lab facilities, and hospitality offerings, reinforcing Rochester as an attractive place to live, work, and do business.

The community's high quality of life, strong labor force, and supportive economic development climate make the Rochester market well positioned for continued economic resilience and growth.

Rochester is served by three U.S highways (U.S 14, U.S 52, and U.S 63), and the southern edge of Rochester is skirted by Interstate Highway 90 and State Highway 30.



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