

18 3rd St SW, Suite 2, Rochester, MN 55902

# Historic 3rd Street Turnkey Gem



LEASING AT

# \$4,000/ Month plus utilities

1,462 SF



Prime opportunity on Historic 3rd Street in Downtown Rochester! This 1,462 sq. ft. commercial space offers excellent visibility and character, currently built out as a charming coffee shop. Interior features include large storefront windows, updated LVP flooring, tasteful décor, and an exposed ceiling that adds to the modern, urban feel. Ideal for café, retail, or service uses looking to establish a presence in one of Rochester's most vibrant and walkable districts.



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