

HISTORIC DOWNTOWN BUILDING, FULLY RENOVATED

225 N Sibley Ave, Litchfield, MN 55355



PROPERTY DESCRIPTION

This exciting historic main street renovation is in the heart of downtown Litchfield, conveniently located near numerous businesses and attractions. The historic building has been thoughtfully restored to reveal the original 19th century brick and high ceilings. The ornamental character is complimented by modern conveniences including brand new electrical, HVAC, plumbing, and sprinkler systems.

RENT

- Rent - \$2,500/month
- Utilities not included
- No CAMs
- 2,800 SF Interior
- 1,625 SF Exterior

HIGHLIGHTS

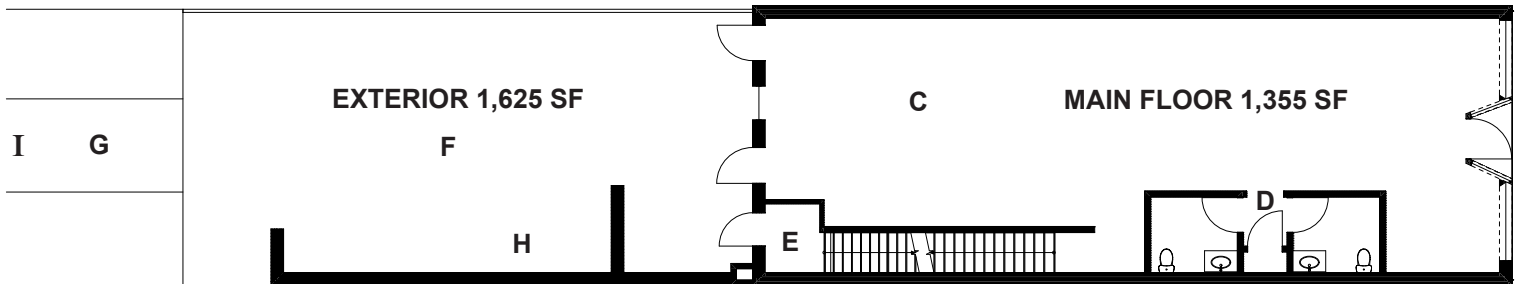
- Original brick charm exposed throughout.
- 15' tall ceilings evoke grandness inside.
- Tall windows in both the front and back bring loads of daylight into the interior.
- Located directly on Highway 12.
- 10,000 vehicles per day.
- 3 on-site parking stalls.
- Over 30 free parking stalls directly behind the building.
- Main floor has 1,355 square feet.
- Downstairs has 1,445 square feet.
- Ideal for pizza shop, cafe, bar, or office.
- Downstairs ideal for speakeasy, party room, or storage.
- Architecture services available to help realize your vision.

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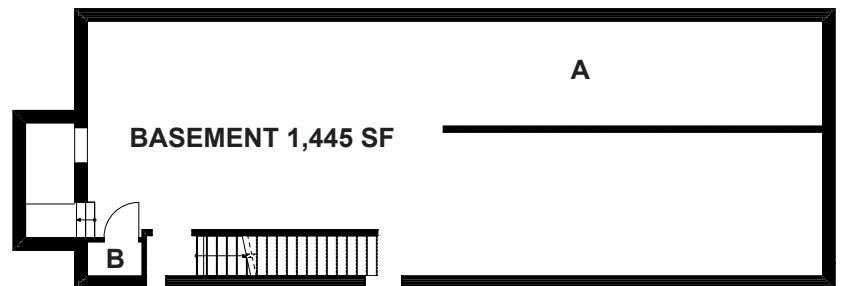


Suggested Restaurant:
Interior Dining



Ground Floor and Patio Plan

PROGRAM	SF
A STORAGE	1443
B MECHANICAL	17
C OPEN AREA	1228
D RESTROOMS	127
E ENTRY TO APTS. (ABOVE)	100
F OPEN OUTDOORS	1213
G PARKING	411
H BRICK RUINS	
I PARKING ACROSS ALLEY	



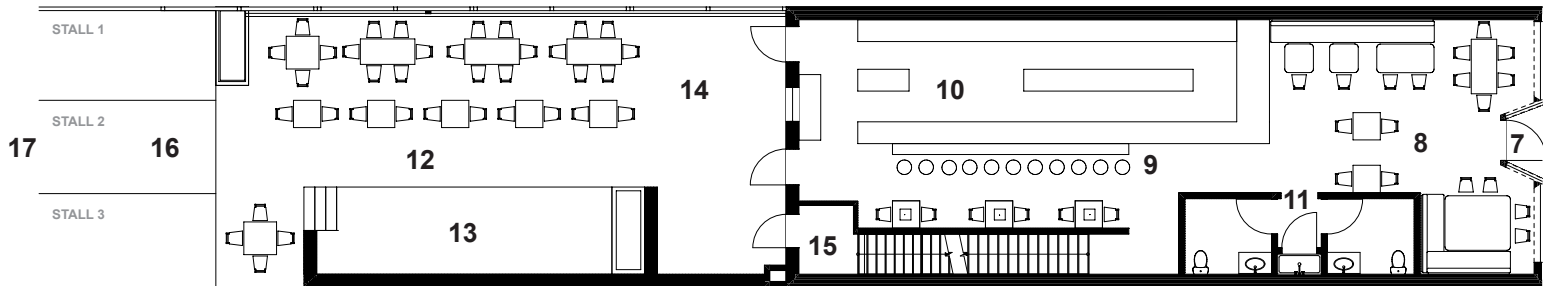
Basement Plan

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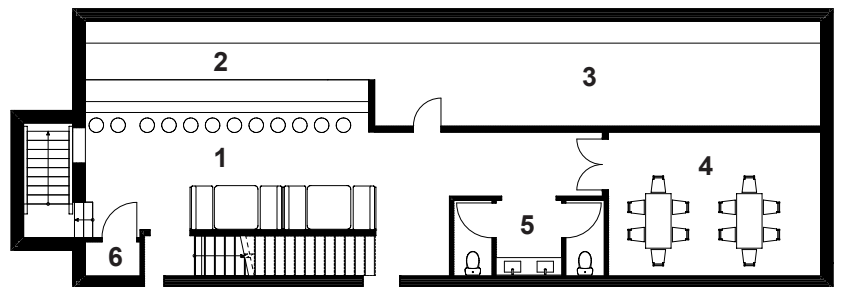


Suggested Restaurant:
Patio Rendering



Suggested Restaurant: Ground Floor and Patio Plan

	SUGGESTED RESTAURANT PROGRAM	SF	SEATS
1	SPEAKEASY	483	20
2	KITCHEN	200	2
3	STORAGE	398	2
4	PRIVATE PARTY ROOM	253	12
5	RESTROOM	85	
6	MECHANICAL	17	
7	MAIN ENTRY	21	
8	DINING	853	32
9	BAR		10
10	KITCHEN	546	
11	RESTROOM	128	
12	PATIO	766	38
13	BRICK RUINS (STAGE)	297	
14	OUTDOOR OVEN	150	
15	ENTRY TO APTS. (ABOVE)	100	
16	PARKING (3 STALLS)	411	
17	PARKING ACROSS ALLEY		



Suggested Restaurant: Basement Plan

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PARKVIEW
GRILLE

W 3rd St

Central Park

E 3rd St

Historic
Building

Free
Parking

Natural
FOOD
CO-OP

Mimi's
BISTRO • BAKERY

LITCHFIELD
VISITORS
BUREAU

HALF
BUSHEL
BREWING

Hollywood Theater

N Ramsey Ave

N Sibley Ave

N Marshall Ave

W 2nd St

E 2nd St

LITCHFIELD
OPERA
HOUSE

Highway 12