

RETAIL SPACE FOR LEASE



GRAND GARAGE

324 South Main Street
Stillwater, MN 55082

Features:

Rate	\$22.00 p.s.f. NET
CAM	\$10.56 p.s.f. (est. 2024)
RE Taxes	\$ 2.85 p.s.f. (est. 2024)
Property Type	Retail, Restaurant & Office All in one building.
Floors	2
Year Built	1882 & 1924 then renovated in 1970 - 1980
County	Washington
Retail Availabilities	Suite #1 = 3,324 rsf Includes a store front with entrance from Main Street and a private bath- room. (Can be divided.)
PID	28.030.20.41.0064
Zoning	CBD (central business district)
Parking	Street Parking—Large Community parking lot of 100 stalls behind bldg.
Other	<ul style="list-style-type: none">◆ Located in Historic Stillwater, MN◆ In the Heart of Downtown, on Main Street—Shopping and Dining Galore◆ Beautiful, Historic Building◆ Next Door to the Lora Hotel and Event Center

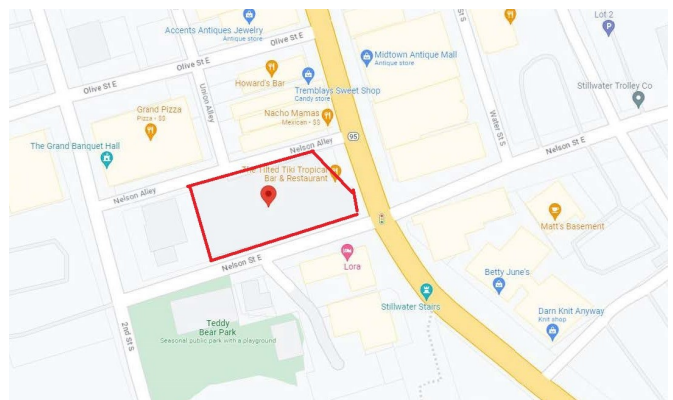


About The Area:

Stillwater, the “Birthplace of Minnesota”, is a suburb of St. Paul with an estimated population of 19,276 in 2022. It is a popular tourist destination with a host of shopping and dining opportunities. The City is located along the St. Croix River and boasts several green-spaces and community areas.

About The Building:

This Building was built in 1882 and later renovated in 1924. It was originally The Chicago House, then occupied by Stillwater Motor Company and converted to its current use in 1970. The building is conveniently located in Downtown Stillwater on Main Street, close to restaurants, strip malls and convenience stores. This historic 2-level property is home to a variety of antiques and architectural pieces from all over the Midwest.

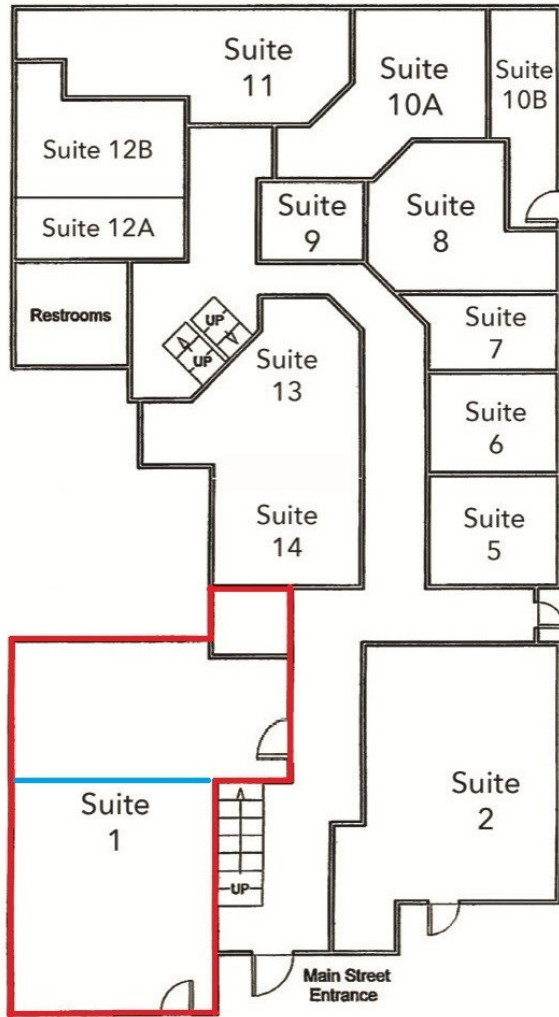


JBL COMPANIES

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Grand Garage
324 S. Main Street
Stillwater, MN 55082



Grand Garage
First Floor - Retail

Suite 1 (retail) as outlined in red is 3,324 square feet.

Available for immediate occupancy.

Suite 1 can be divided as indicated by the blue line to form two suites.

