



Building Type:	Retail, Commercial
Available SF:	8,343
Total SF:	10,108
Number of Stories:	1
Expandable:	No
Zoning:	Commercial, Retail
Year Built:	1997
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Unknown
Sale Price Note:	Unknown
Lease Rate:	\$12
Lease Terms:	Triple Net
Lease Rate Note:	\$12/SF
Last Updated:	Jan 30, 2024

Realtor/Owner Contact

Kevin Anderson
Obsidian Group
612-720-3266 | kevin@obsidiangroup.com

Property and Area Description

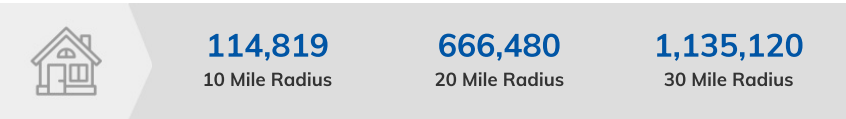
» 8,343 SF Available with 5,634 Main Level Space at \$12/FT NNN and 2,709 SF in the Basement at \$6/FT NNN » 50 Parking Spaces » Available
Immediately Obsidian Group is proud to offer 8,343 SF of affordable retail or office space off of a prime intersection in Cottage Grove. The building is currently anchored by Von Hanson's Meats who have been in that location for over 20 years. The space lays out well for a daycare, dental office, liquor store, salon, retail shop, office, dance studio, education facility, religious institution and much more. There is 5,634 SF on the 1st floor and 2,709 SF of clean basement space to be taken together. As the building owner, we have budgeted a significant renovation budget into the rental rate so you can customize the space for your business. There is abundant parking and great signage opportunity. Please reach out today to setup your tour!

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Highway 61/10 (1.00 mi.)
Nearest Interstate: Interstate 494 (9.10 mi.)
Nearest Airport: MSP-STP International Airport
Nearest Commercial Airport: MSP-STP International Airport
Rail Served: Unknown
Rail Served By: Other
Rail Infrastructure in Place: Unknown

Utilities

Electric: Xcel Energy
Natural Gas: Xcel Energy
Water: City of Cottage Grove
Sewer: City of Cottage Grove