

# For Lease

**Main Street  
Retail Space**

- Prime Retail Location
- Centrally Located in the Heart of Downtown Stillwater
- Large Store Front Windows
- Open Spaces on Two Levels



**226 Main St. S | Stillwater, MN 55082**



**For more information contact:**

**Kevin LaCasse**  
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The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.

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### General Information:

Property Type: Retail Commercial  
Single/Multi: Single-Tenant  
Date Available: Immediate  
Lease Term: Three (3) Year Minimum

### Square Feet Available:

SF Available: 2,000 SF (Approx)  
First Floor: 1,000 SF (Approx)  
Second Floor: 1,000 SF (Approx)

### Rent:

Level 1 & 2: \$1600.00 Per Month Gross  
RE Tax: Paid by Landlord, Increase by Tenant  
Tenant Pays: Heat, Electric, Water, Phone,  
Internet, Insurance  
Tenant Pays: \$182/Month for Fire & Security  
Monitoring, Water & Sewer and  
Maintenance of HVAC & Sump Pump.

### Building Data:

Construction: Brick/Stone/Stucco  
Parking: Off-Street  
Utilities: City Sewer/Water  
HVAC: Forced Air/Natural Gas



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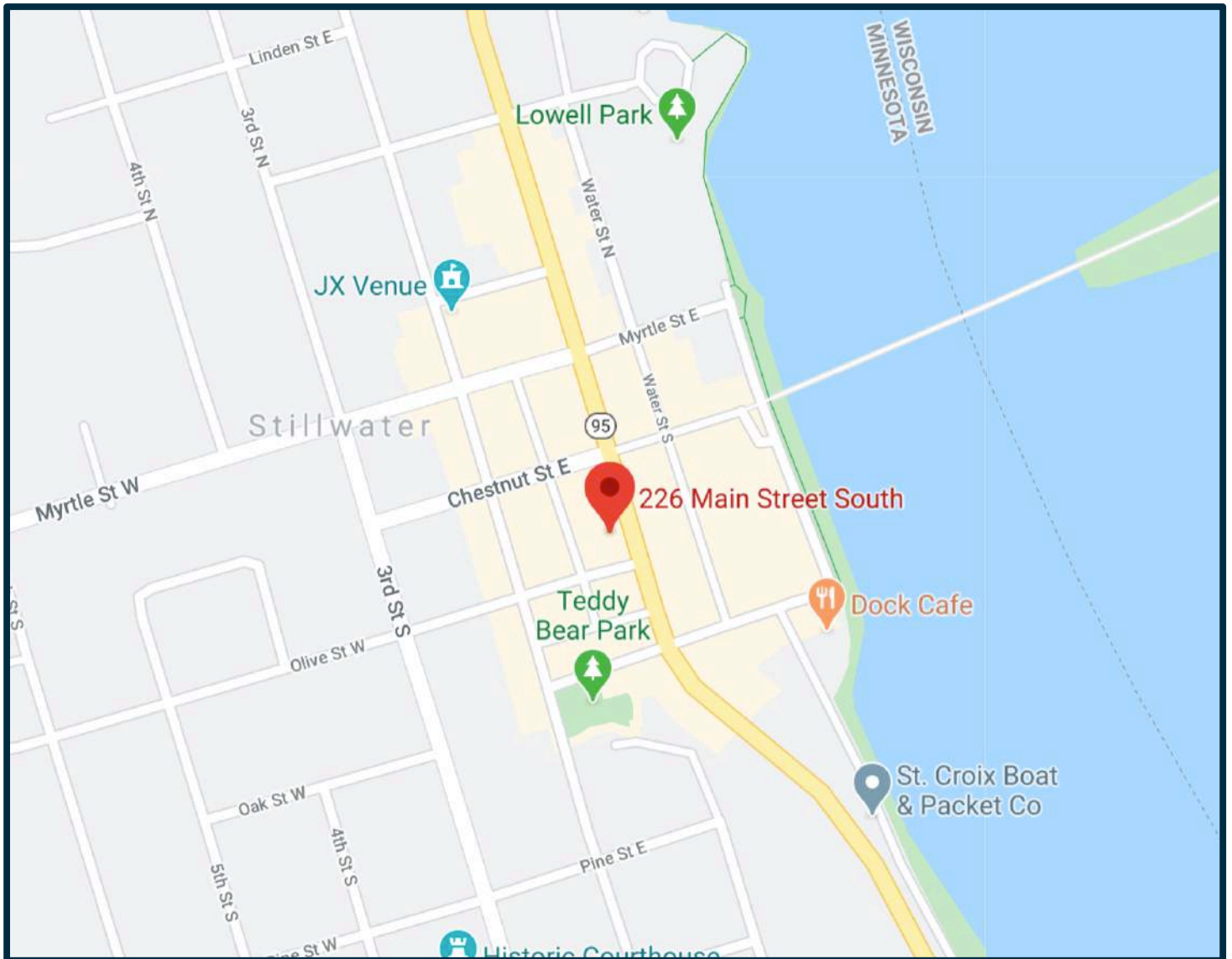
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\*Both levels are leased together, not divisible.

\*\*All square footages are assumed to be approximate\*\*

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