



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

345 Water Street

Excelsior, MN 55331

1,889 SF For Lease

Lease Rate: Negotiable

CAM/Tax \$13.50 NNN



CONTACT

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**Schedule a viewing
today to explore
the possibilities!**

345 Water St., Excelsior Blvd

345 Water Street is a newly constructed (2022) commercial space ready for retail or food production. This inviting property features exposed high ceilings and offers prominent signage on Excelsior's Historic Water Street, ensuring excellent visibility in a bustling area with heavy foot and vehicle traffic. With convenient street parking and a rear lot, it's ideal for both customers and deliveries. Located in a vibrant community, this is a prime opportunity for businesses to thrive in a supportive environment. Schedule a viewing today to explore the possibilities!

PROPERTY HIGHLIGHTS

- Modern construction
- Food production ready
- Expansive layout
- Prime signage & Frontage

LOCATION DESCRIPTION

- High foot and vehicle traffic
- Convenient parking options
- Located in the heart of Excelsior
- Surrounded by a growing and community



ZONING | DC - Downtown Commercial

The purpose of the Downtown Commercial (DC) district is to provide for a mixture of commercial service, commercial retail, entertainment, civic, institutional, and related public facilities (including parking) in a pedestrian-oriented atmosphere.

PERMITTED USES	Municipal offices; Business services; Offices business; Personal services; Repair and maintenance shop; Financial institutions; Retail sales; Bakeries; on and off sale liquor; Restaurants; Pet shops; Motels, hotels, and bed and breakfast facilities; Veterinary clinic; Theatres; Adult use, Accessory
CONDITIONAL USES	Educational services; Microbreweries; More than one principal building on base lot
BUILDING TYPE	high standards of building and site design which will foster compact commercial developments with pedestrian convenience and human scale to preserve and strengthen historic character

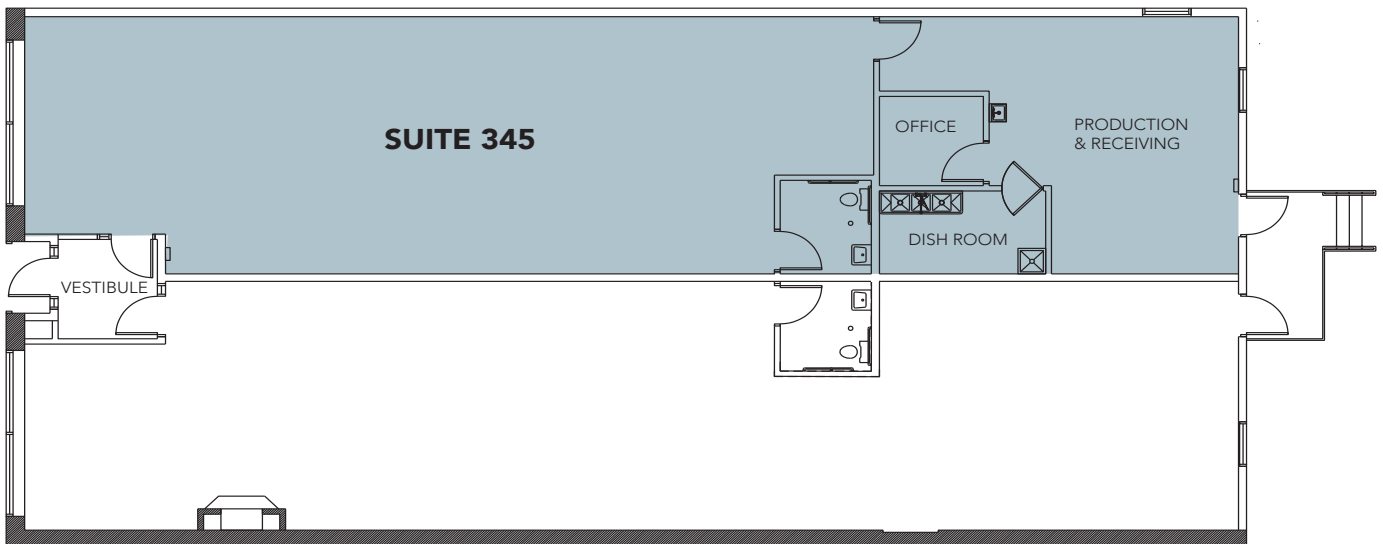
**See city zoning code for complete list*



Specifications

ZONING	DC - Downtown Commercial
PROPERTY USE	Retail
YEAR BUILT	2022
FLOORS	Single-story
PROPERTY ACCESS	Excellent Access
Nearby HWY	HWY 7 (1 block away)

AVAILABLE	1,889 SF
BUILDING IMAGE	
Building Materials	Brick & Masonry
Signage	Available
TOTAL PARKING	Street parking



For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

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