



**FOR LEASE! • 1,915 SF**



## **MARIE AVENUE RETAIL**

**607-609 Marie Avenue S | South St. Paul, MN 55075**

### **Two retail storefronts to lease as one space in vibrant South St. Paul location**

- Perfect for a nail salon, donut shop, floral business, gift shop, or boutique
- Two window fronts for natural lighting and retail display
- Two restrooms
- Commercial kitchen potential
- Excellent visibility and near Black Sheep Coffee, South St. Paul Secondary, Central Square Community Center, Sunlight Restaurant, and more

**Modified Gross Lease:** \$2,500 per month (tenant pays utilities)

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# Unique Layout Provides Flexibility

