

MUH/MIXED DEVELOPMENT SITE FOR SALE

1190 NORTH CONCORD LAND (1.7 AC) AND BUILDING

1190 North Concord Street, South Saint Paul, MN 55075



OFFERING SUMMARY

SALE PRICE:	Undisclosed
LOT SIZE:	1.7 Acres
ZONING:	NCMU - North Concord Mixed Use
MARKET:	Minneapolis

PROPERTY OVERVIEW

1.7 acre site fronting North Concord Street. In the North Concord Mixed-Use District and guided for retail, mixed-use or office development with a wide variety of uses available. A 11,552 SF low-slung railroad storage building is situated on the back of the property, with 2 tenants (short term) and lease income in place. Access to Concord Street on the south access road or directly to Concord on the west frontage.

PROPERTY HIGHLIGHTS

- North Concord Mixed Use District is prioritized as a "key area for redevelopment over the next 20-30 years" for the City of South Saint Paul. City is updating zoning to facilitate redevelopment.
- Offered with or without the 101,000 SF office property across the street, situated on 9.2 acres and connected via tunnel.
- Likely future TIF district to support this redevelopment.
- Retail, Office, MUH and Mixed-Use development opportunities.
- A candidate for addition to the National Register of Historic Places.
- Easy access to downtown Saint Paul via Highway 52 (1 mile).
- Direct access to I-494, the MSP International Airport and beyond.
- Mississippi River Valley setting and views.

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1190 CONCORD STREET - SOUTH SAINT PAUL, MN

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PRESENTED BY:

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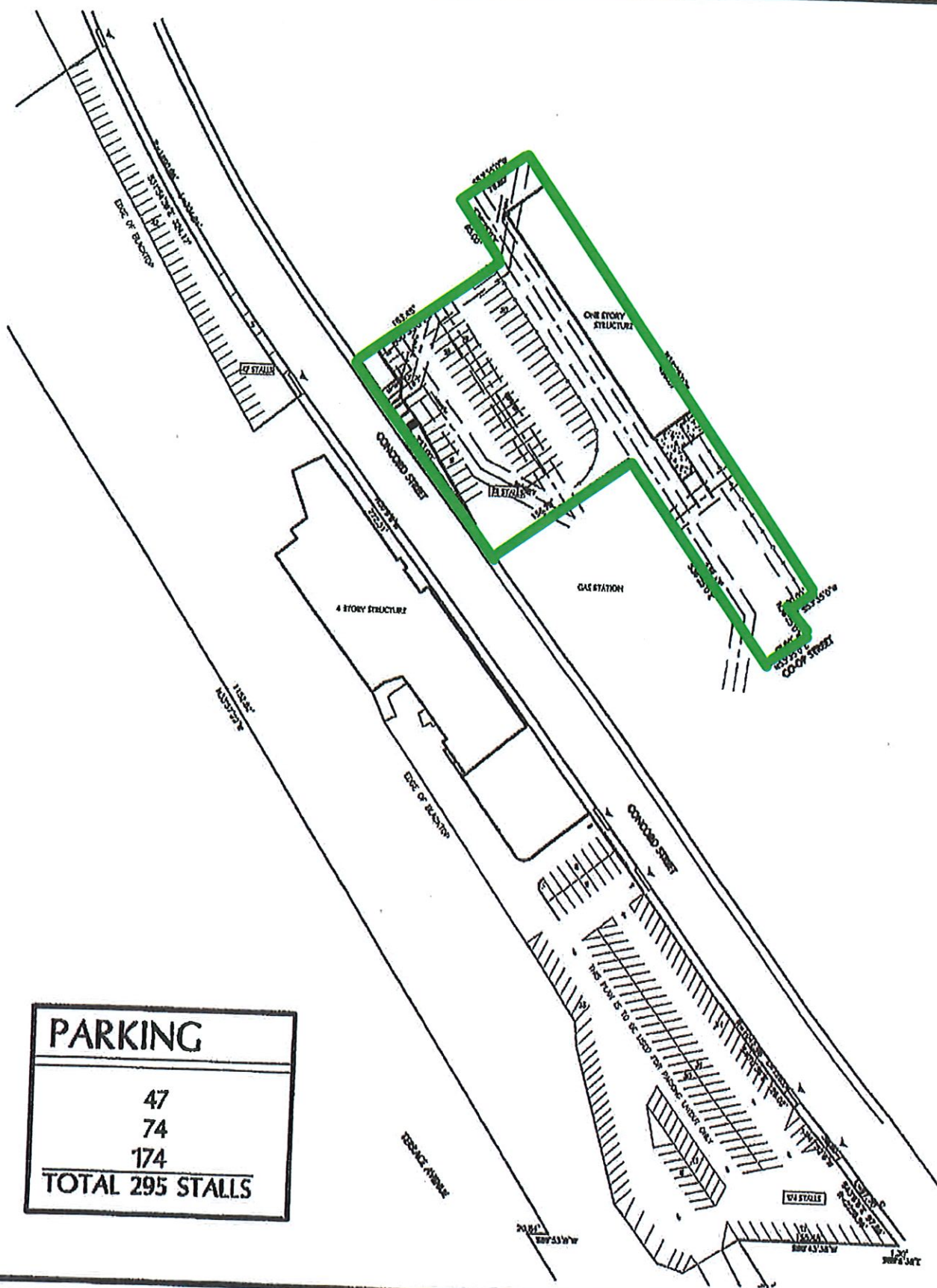
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PARKING	
47	
74	
174	
TOTAL 295 STALLS	

MOHAGEN
architects, ltd.
ARCHITECTURE PLANNING INTERIORS
1415 EAST WAYZATA BLVD., SUITE 200
WALWATA, IDAHO 83854

SCALE: N.T.S.
DATE: 6/2/89
PROJECT NO. 2373-CBC
DRAWN BY: JAC

SHEET DESCRIPTION:
**1185 N. CONCORD ST.
SOUTH ST. PAUL
PARKING LAYOUT**

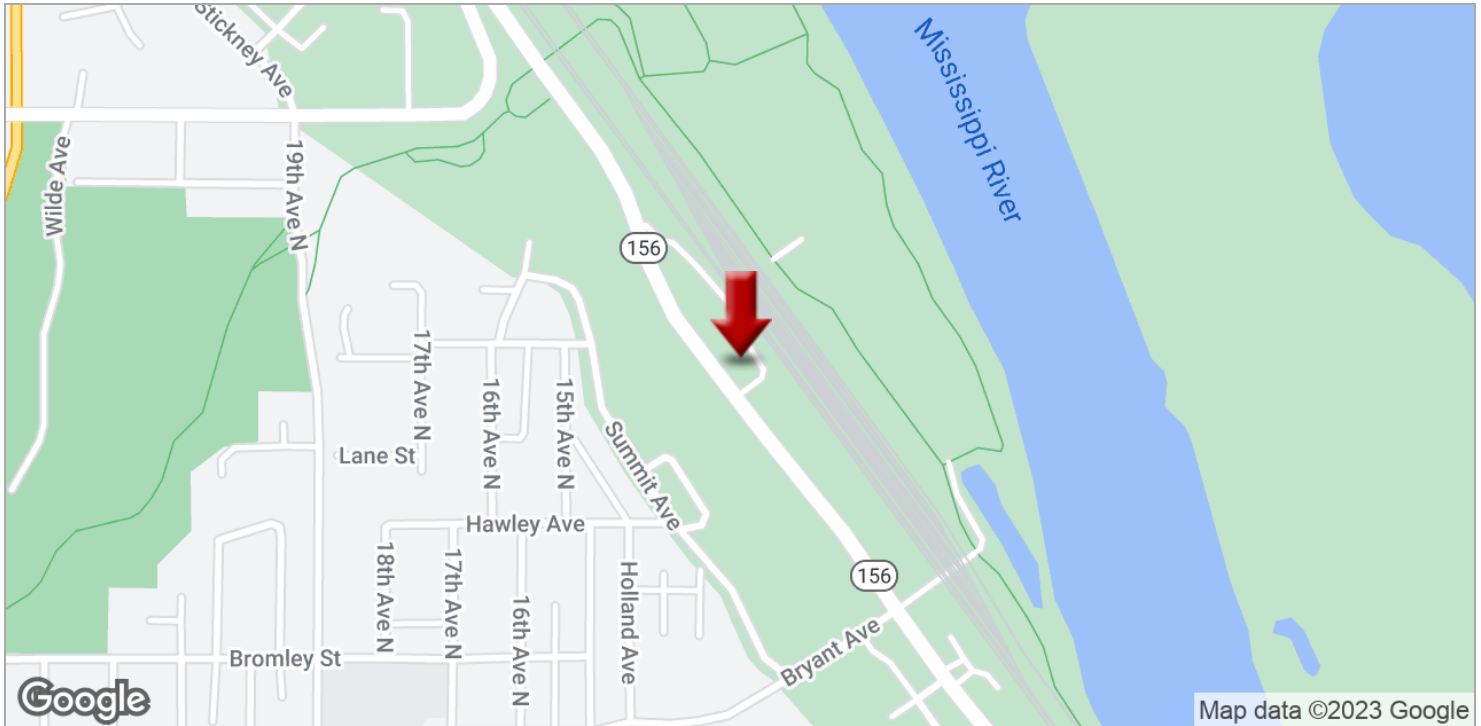
SHEET NUMBER

A1
PARTIAL

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