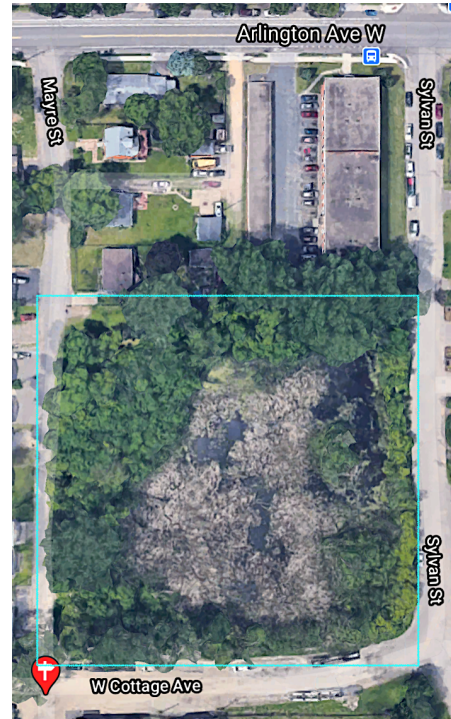


LAND FOR SALE

MULTI-FAMILY/SENIOR HOUSING DEVELOPMENT OPPORTUNITY

Cottage Avenue & Mayre Street, Saint Paul, MN 55117



OFFERING SUMMARY

SALE PRICE:	\$550,000
POTENTIAL DEVELOPMENT:	Multi-Family/Senior Housing 50-90 Units
LOT SIZE:	2.7 Acres, 1.3 Acres is designated wetlands
ZONING:	RM2

PROPERTY OVERVIEW

Located in the Midway submarket of St. Paul, minutes away from Como Park Zoo and Conservatory and downtown St. Paul

PROPERTY HIGHLIGHTS

- North End neighborhood of St Paul
- Located in Opportunity Zone
- Half a block from Arlington Ave
- 3 miles from downtown St Paul
- Close to freeway access, and convenient bus lines
- Bars and restaurants, local small businesses and sports facilities close by
- Minutes from Rosedale Shopping Center, Mississippi River Walking Trails **and** Trout Lake Nature Sanctuary

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

PATRICK JAMES
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Development Opportunity in Center of St Paul

Vacant Land ready for development - *Opportunity Zone* Location

- 17 city parcels totaling 2.7 acres, 1.23 acres designated as wetland.

Previously approved by City in 2008

- Four story residential building consisting of 50 units MF or 90 units of assisted living senior housing. Approved in 2008.

Location

- North End Neighborhood of St Paul - half a block from Arlington Ave W
- 3 miles from downtown
- Close to freeway access, and convenient bus lines
- Bars, restaurants, local small businesses and sports facilities close by.
- Minutes from Rosedale Shopping Center, Mississippi River Walking Trails and Trout Brook Nature Sanctuary

Conclusion

A project of this kind, fulfilled today, will meet a growing need for quality rental housing or, in demand senior housing, in a central and convenient St Paul neighborhood.

For more Information Contact: :Patrick James
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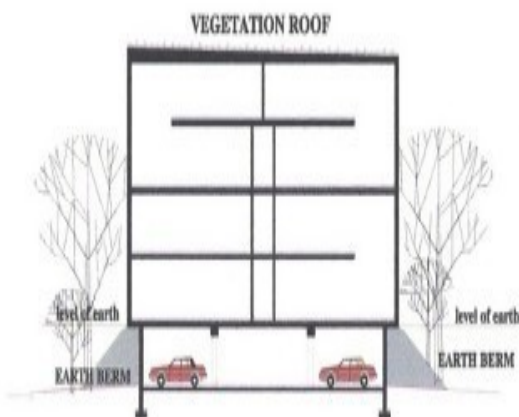
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EAST ELEVATION



WEST ELEVATION



BUILDING SECTION



SOUTH ELEVATION

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,970	143,920	343,235
Median age	26.7	31.9	33.4
Median age (male)	26.8	31.2	32.4
Median age (Female)	27.8	33.1	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,091	57,655	138,140
# of persons per HH	2.8	2.5	2.5
Average HH income	\$41,721	\$52,537	\$59,323
Average house value	\$178,749	\$225,197	\$255,584

* Demographic data derived from 2010 US Census

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