



Each office independently owned and operated

**FOR SALE** | OFFICE BUILDING

# 1550 RICE ST

SAINT PAUL, MN 55117

**RE/MAX ADVANTAGE PLUS**

1251 Town Centre Drive  
Eagan, MN 55123  
REMAXCOMMERCIAL.COM

PRESENTED BY:

**TIM LITTLE**

Chief Commercial Broker  
952.432.4900  
tctimlittle@gmail.com

**JIM STARR**

Sr. Associate  
612.247.5898  
jjstarr41@gmail.com

**JEREMY FELDMANN**

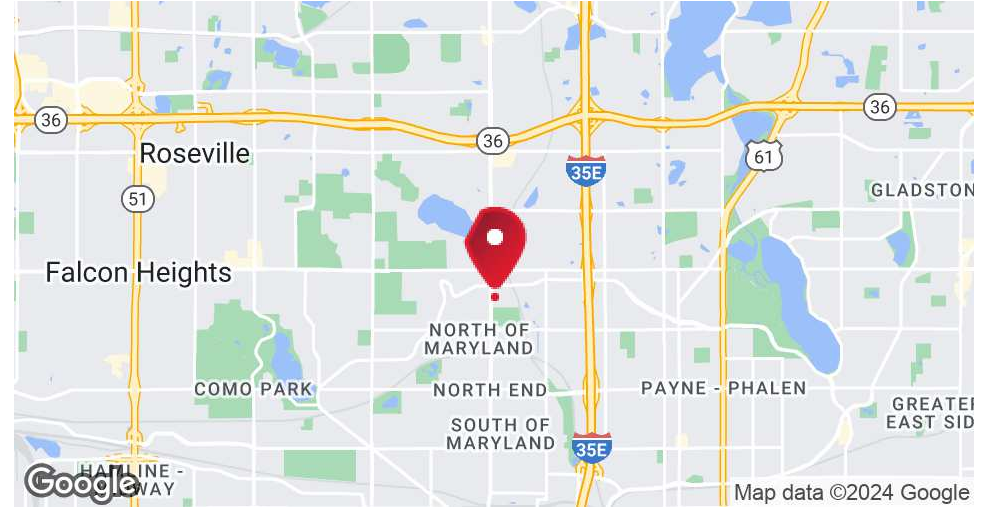
Associate  
406.314.3333  
jeremy.feldmann@remax.net

**LUIS OLVERA**

Associate  
612.803.0142  
luisolvera@comcast.net



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	12,750 SF
Price / SF:	\$86.27

## PROPERTY OVERVIEW

12,750 sq ft warehouse building  
 Well located across from a McDonalds with great visibility.  
 Currently operating as an Aerospace Machine Shop  
 Twin Level building easily splits up for multiple Tenants -  
 Office and conference space already in place  
 Zoned B-3 (Auto uses allowed with CUP)  
 15,100 VPDs  
 Building is air conditioned  
 1" copper air lines & 220 buss ducts.  
 There are additional CNC Machines and other manufacturing equipment, plus inventory that can be purchased separately.

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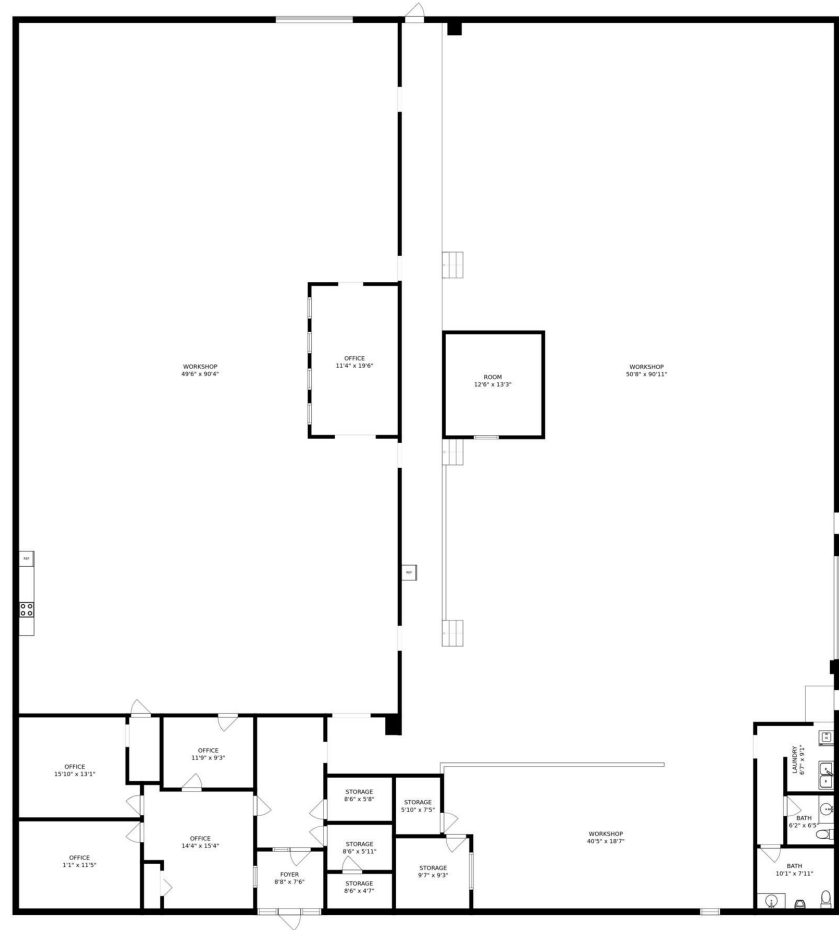
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# FLOOR PLANS

VIDEO TOUR



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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# ADDITIONAL PHOTOS



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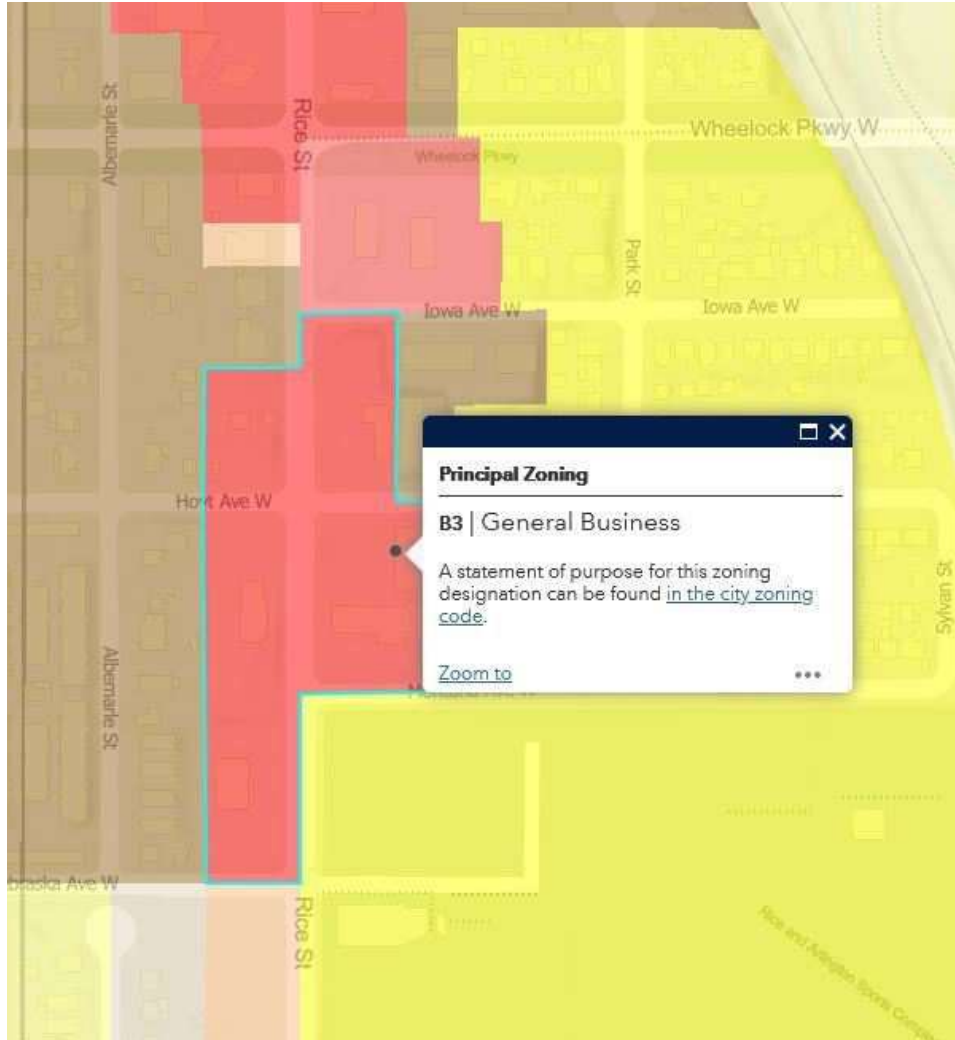
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# LOCATION MAP



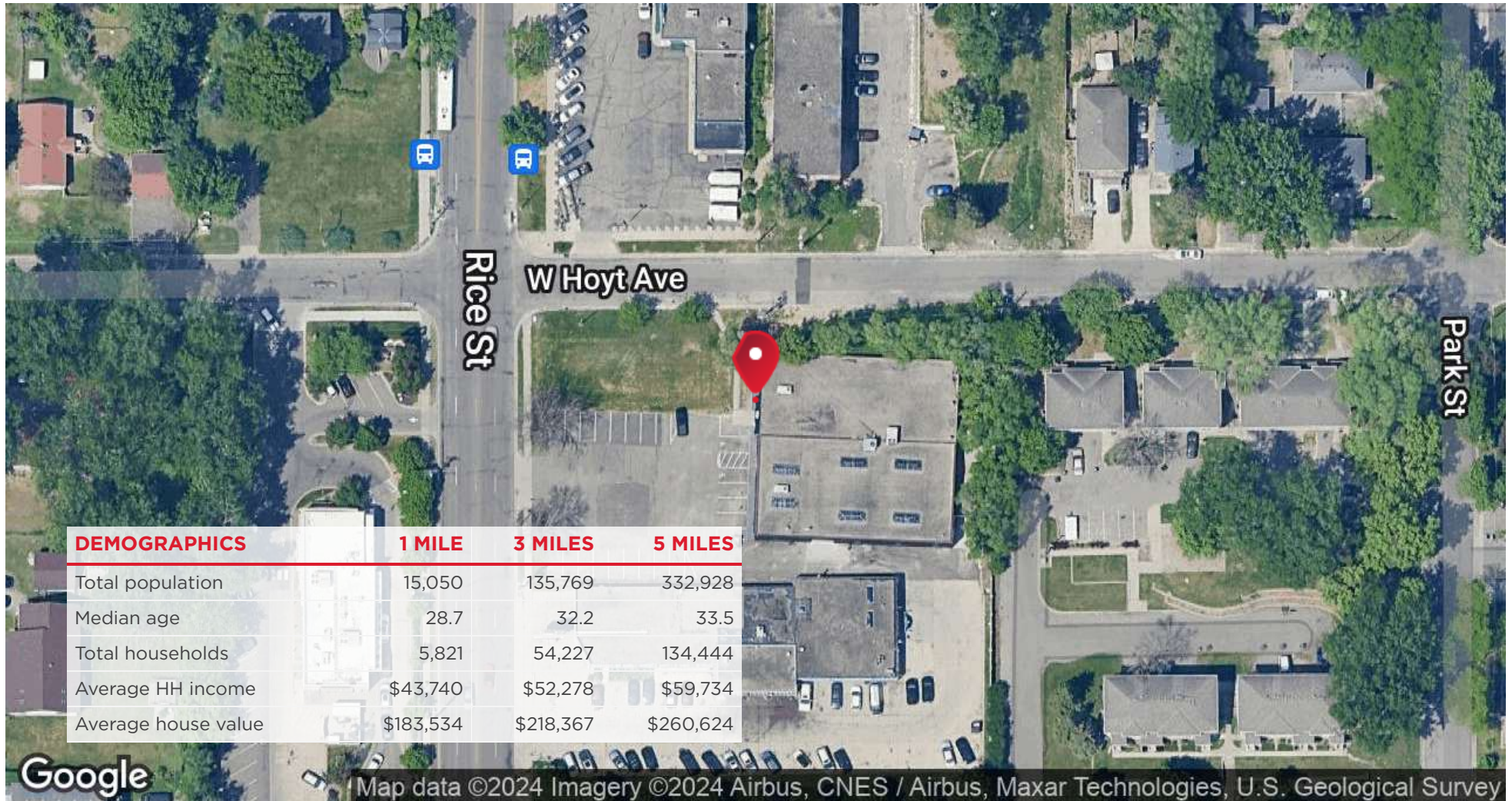
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# MEET THE TEAM



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