

MIXED USE FOR SALE ON HUGE LOT

OFF-MARKET | GROTTA AVE. MIXED USE COMMERCIAL BLDG

537 Grotto Street North, Saint Paul, MN 55104



PROPERTY DESCRIPTION

Mixed Use, 4 units on a HUGE corner lot (80' X 124'). The city has noted that the lot could be separated and sold off individually.

CONTRACT FOR DEED IS POSSIBLE for the right buyer. Terms negotiable. Property is in good condition, location is only blocks to light rail & the roof was replaced in 2012.

Three apartments and one commercial space of 1000 SF on main level.

Current Unit Breakdown of long-term tenants:

- 1 Two bed unit \$795 tenants pay electric
- 2 Two bed unit \$925 tenants pay electric
- 3 One bed unit \$815 tenants pay electric
- 4 Commercial space vacant. Was occupied for 17 years. Lease proposal in process for retail tenant.

*Seller pays water, sewer, trash and gas for two hot water heaters.

OFFERING SUMMARY

| | |
|------------------|---|
| Sale Price: | Negotiable |
| Number of Units: | 4 |
| Lot Size: | 80' X 124' |
| Building Size: | 9,920 SF |
| Broker contacts: | Michael Provence: 651.983.6292 Chad Heer: 612.963.5147 |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 11,174 | 157,121 | 492,931 |
| Total Population | 28,175 | 376,164 | 1,158,274 |
| Average HH Income | \$64,282 | \$82,398 | \$87,424 |

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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Roseville, MN 55113

MULTIFAMILY FOR SALE

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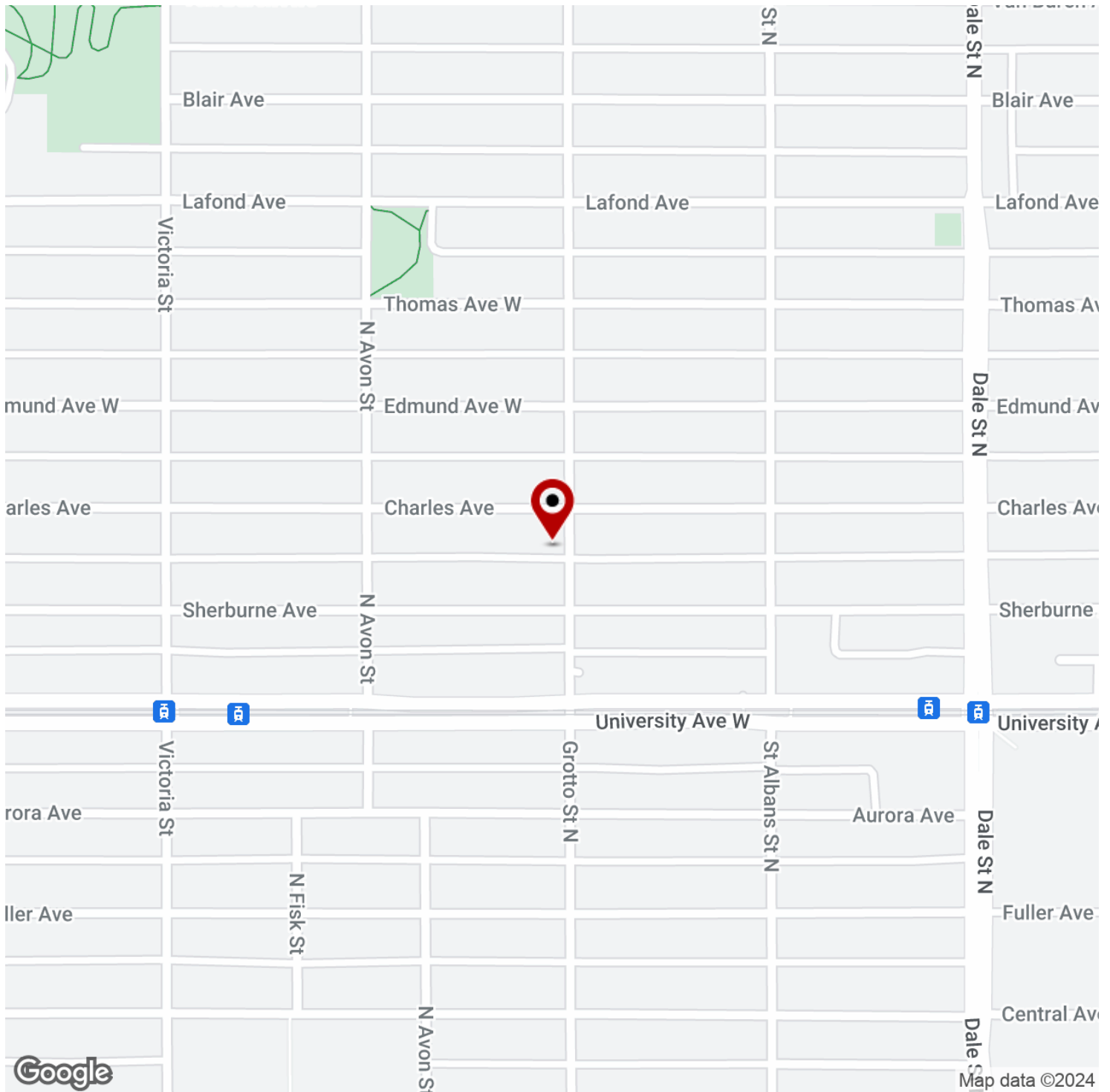
Roseville, MN 55113

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OFF MARKET GROTTO AVE. MIXED USE

537 Grotto Street North, Saint Paul, MN 5510412



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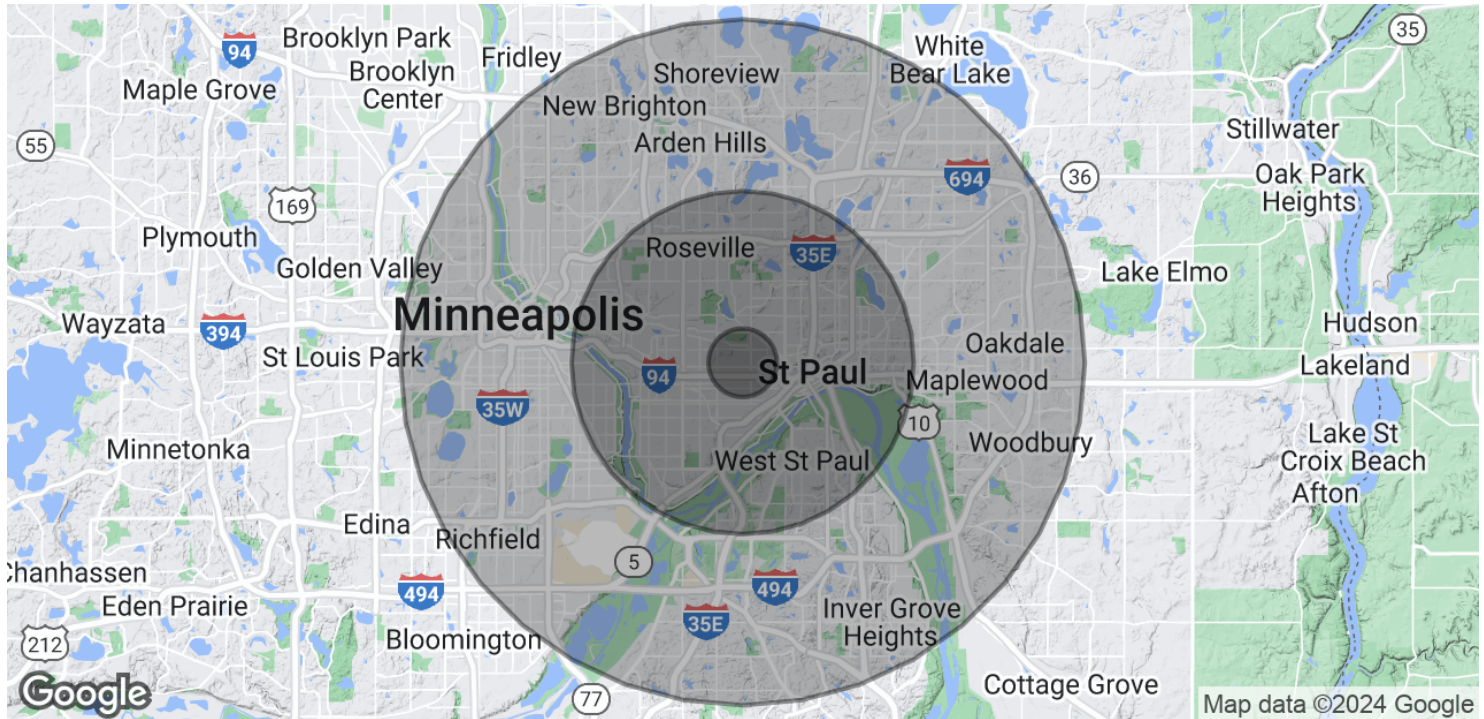
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|-----------|
| Total Population | 28,175 | 376,164 | 1,158,274 |
| Average Age | 32.4 | 35.3 | 36.0 |
| Average Age (Male) | 31.5 | 34.3 | 35.1 |
| Average Age (Female) | 33.7 | 35.9 | 37.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 11,174 | 157,121 | 492,931 |
| # of Persons per HH | 2.5 | 2.4 | 2.3 |
| Average HH Income | \$64,282 | \$82,398 | \$87,424 |
| Average House Value | \$203,052 | \$242,823 | \$249,182 |

* Demographic data derived from 2020 ACS - US Census

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