

944 Grand Avenue

SAINT PAUL, MN 55105



OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

CHAD HEER
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Property Summary



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Are you a business owner looking for office space, or an investor looking to lease up a property in a high-demand area of St. Paul ? This property checks all the boxes as it has been updated throughout, sits on an oversized 60' X 150' lot, with two garages, parking pad in rear, and a large/private backyard. ADA compliant ramp access. Multiple offices on main level and one large office on upper level.

BC / Community Business Zoning for this property allows a variety of uses ranging from residential, retail to office, while maintaining the character of the building.

Lower Level has possibilities to keep as storage/mechanical room or finish into residential (short or long-term) or additional office use. Separate entrance for lower level from rear of building.

OFFERING SUMMARY

Sale Price:	\$624,900
Year Built:	1901
Oversized Lot dimensions:	60' X 150'
Building Size:	2,956 SF
Broker Contacts:	Adam Widder (262.385.4409) Chad Heer (612.963.5147)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	11,178	154,947	503,406
Total Population	23,556	364,689	1,179,118
Average HH Income	\$109,701	\$83,219	\$88,838



Property Details

Sale Price

\$624,900

LOCATION INFORMATION

Building Name	944 Grand Ave
Street Address	944 Grand Avenue
City, State, Zip	Saint Paul, MN 55105
County	Ramsey

BUILDING INFORMATION

Building Size	2,956 SF
Building Class	B
Number of Floors	2 (Plus unfinished LL)
Year Built	1901
Number of Buildings	3 (includes 2 garages)

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	BC / Community Business
Lot Size	0.26 Acre
APN #	022823310087

UTILITIES / MECHANICALS / FURNITURE

Restrooms	2 (Main & Upper Levels)
Security System	ADT
Heat / AC (Main Level)	Forced Air
Heat / AC (Upper Level)	Baseboard Electric for Heat & Mini Split for A/C
Appliances	Stove/with Oven, Refrigerator & Microwave
Personal Property	Negotiable, with some items going with Seller



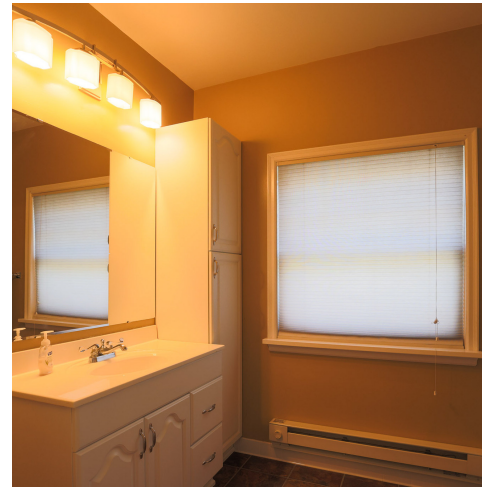
Photos | Backyard & Two Garages



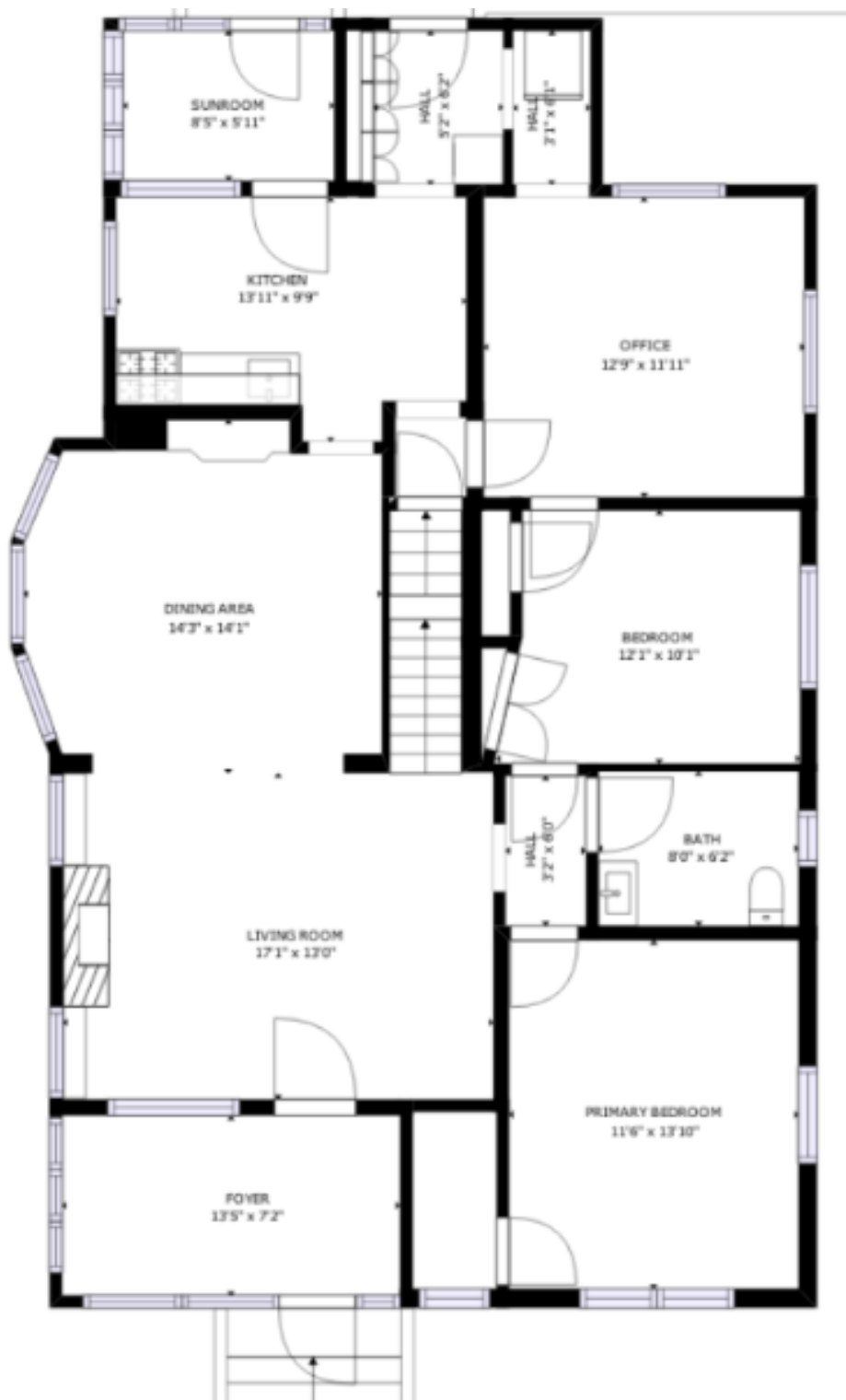
Photos | Main & Lower Levels



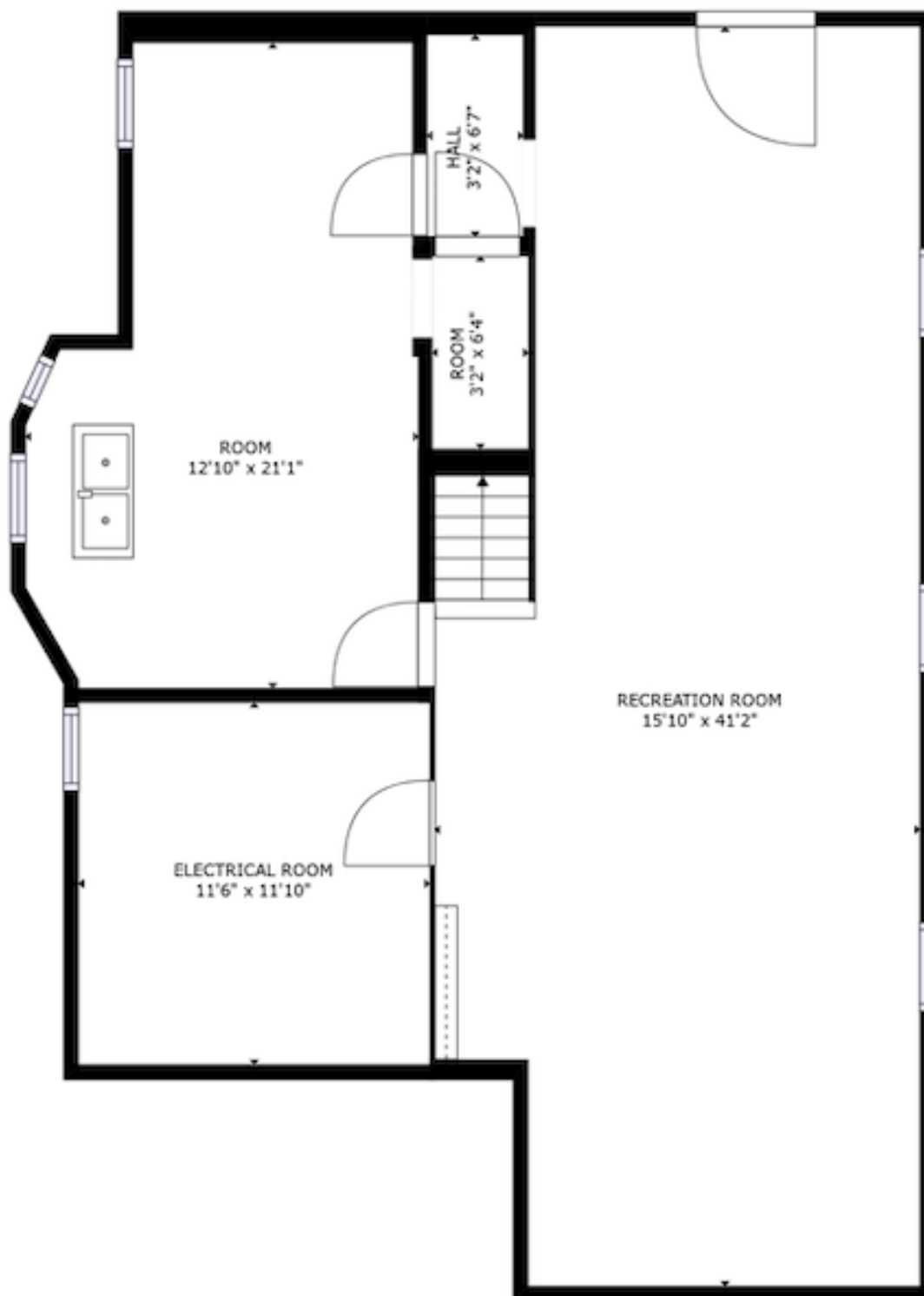
Photos | Main & Upper Levels



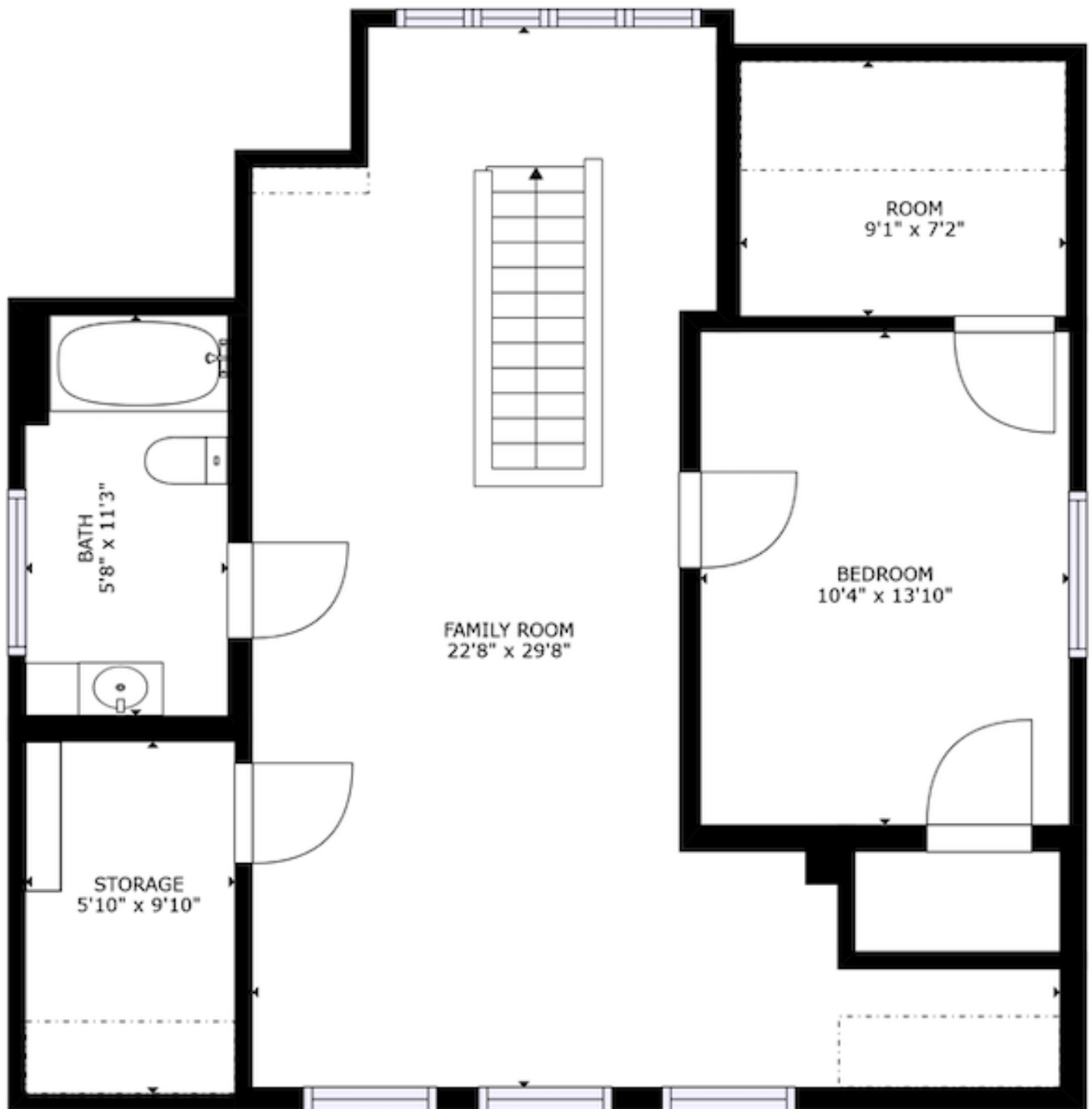
FLOOR PLAN | Main Level



FLOOR PLAN | Lower Level (Unfinished)



FLOOR PLAN | Upper Level



Family Foundation / Owner Building Expenses (Rolling-12)

Expense

Janitorial Expense	3,900.00
Lawn Service	3,550.73
Rent Expense	504.96
Repairs and Maintenance	2,021.89
Taxes - Property	20,828.00
Telephone/Internet Expense	2,670.80
Utilities	5,333.37



Photo | Aerial Image (Oversized Lot)



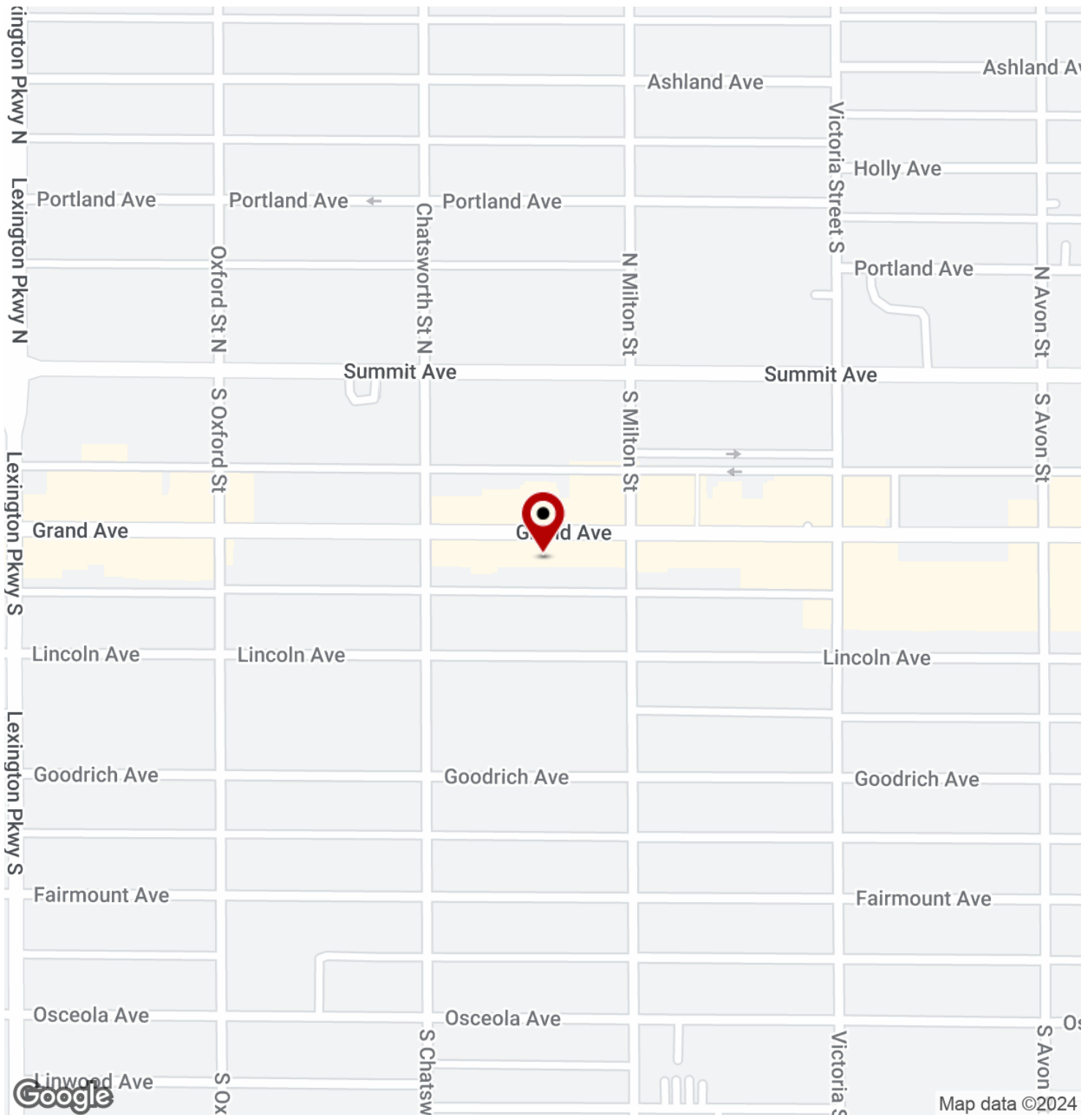
Retailer Map



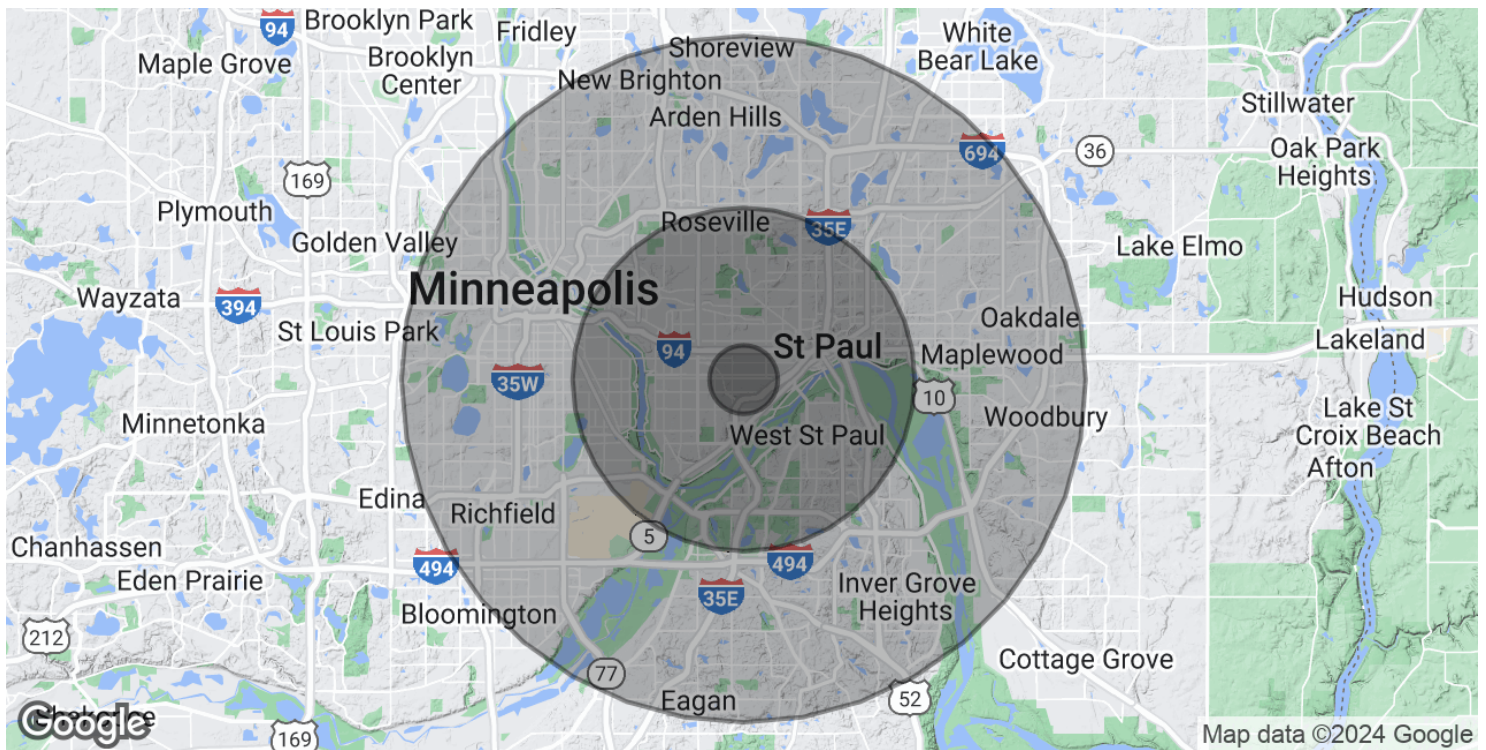
Regional Map



Location Map



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	23,556	364,689	1,179,118
Average Age	36.5	35.5	36.1
Average Age (Male)	37.7	34.7	35.2
Average Age (Female)	35.9	36.3	37.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	11,178	154,947	503,406
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$109,701	\$83,219	\$88,838
Average House Value	\$349,478	\$245,258	\$255,463

* Demographic data derived from 2020 ACS - US Census

