

640-644 Grand Avenue Saint Paul, MN

RETAIL, OFFICE/SHOWROOM & WAREHOUSE/GARAGE BUILDING FOR SALE IN CROCUS HILL!



PRESENTED BY:

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Property Summary



VIDEO

PROPERTY DETAILS

Amazing opportunity in the Crocus Hill Neighborhood of St. Paul, located directly on Grand Avenue. Amazing opportunity for an Owner-user or Investor looking for a combination of Street-Level visibility plus Warehouse/Showroom/Garage space. Located just west of the Grand/Dale Avenue corner, you have new development 1 block away, with apartments, shops, restaurants, and bus line within a block of this building. MSP Plumbing & Heating has been here for decades and have grown out of the space!

PROPERTY HIGHLIGHTS

- Office: Concrete Block construction, Wood joists and Exterior is brick over clay tile
- Basement: Office, Storage, with two bathrooms
- Garage/Warehouse: Concrete Block construction & heated by ceiling-mounted gas fired unit heaters. Two double doors & One service door

OFFERING SUMMARY

Sale Price:	\$1,395,000
Total Building size:	9,361 SF
Traffic Counts:	11,100 Vehicles Per Day
Year Built:	1927
Property Taxes (2023):	\$34,864
Lot Size:	0.175 Acre
Property ID:	02-28-23-41-0072

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	11,413	71,813	149,143
Total Population	22,732	162,731	354,055
Average HH Income	\$98,399	\$84,436	\$83,394



Property Description



PROPERTY DESCRIPTION

This property has been well taken care of over the the years as only MSP Heating & Air have been in this building. With their continued growth comes the need to sell this building and move into a larger property to serve their clients.

This property has a variety of possibilities to use the existing structure with one (or multiple) retail/showroom/office bays and continue back with storage, showroom or warehousing. Plus, the current zoning may allow you to expand up for more SF or change the use to maximize the high traffic location and proximity to nearby development.

Property is near bus line, residential housing, restaurants, shops and variety of other amenities.

B-3, General Business District Zoning allows for flexible uses for a new owner. See permitted & conditional uses on our property website.

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BUILDING AREA CALCULATIONS

OFFICE/RETAIL front space
53' X 50' (2,650 SF)

GARAGE/PARTS/WAREHOUSE mid to back area
47.9' X 81' + 5 X 35.5' (Total of 4,061 SF)

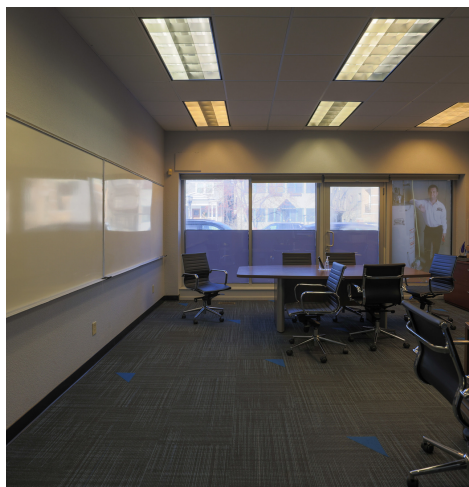
TOTAL ABOVE GROUND SF: 6,711 SF

BASEMENT: 53' X 50' (2,650 SF)

GROSS BUILDING AREA: 9,361 SF



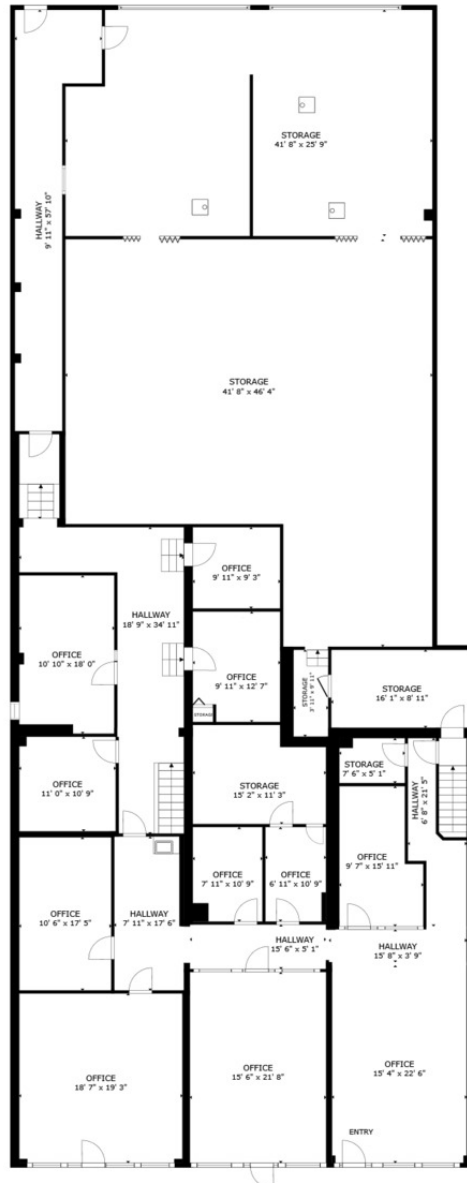
Additional Photos



Additional Photos



Floor Plan (Main Level)



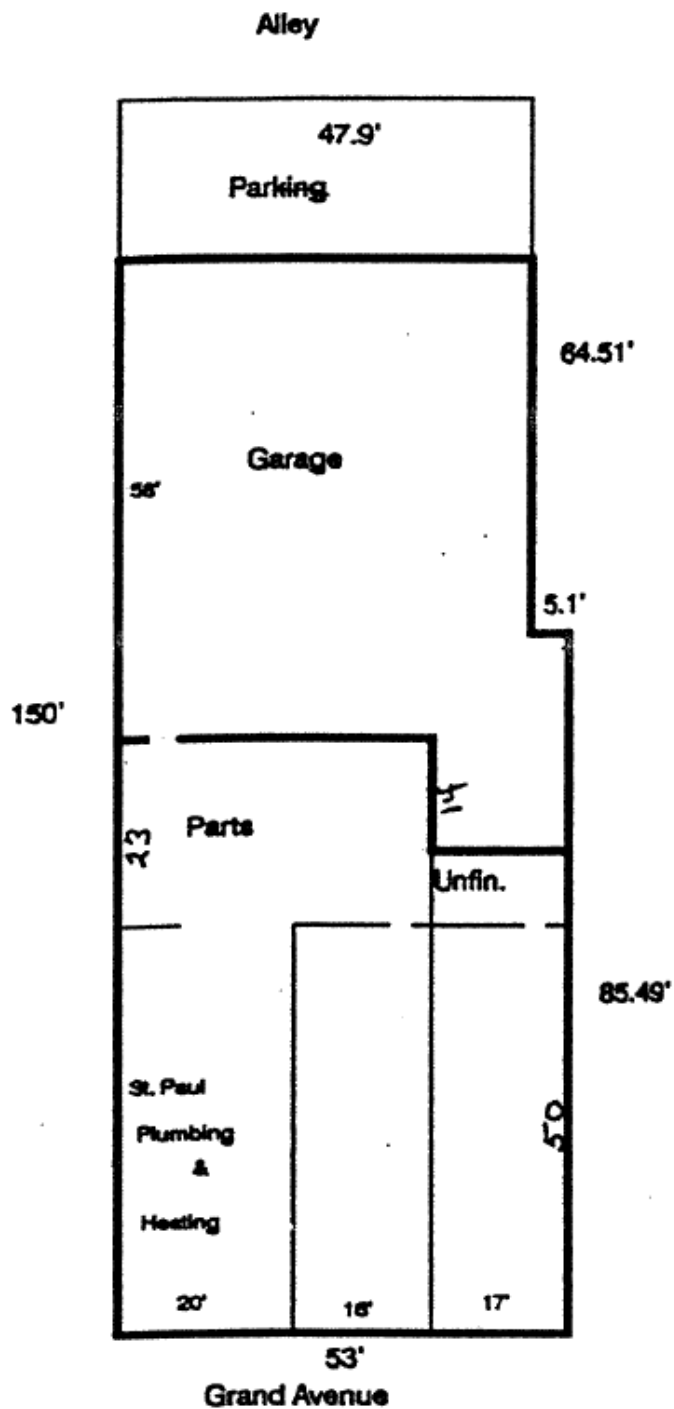
FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 6,404 sq.ft.
TOTAL : 6,404 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



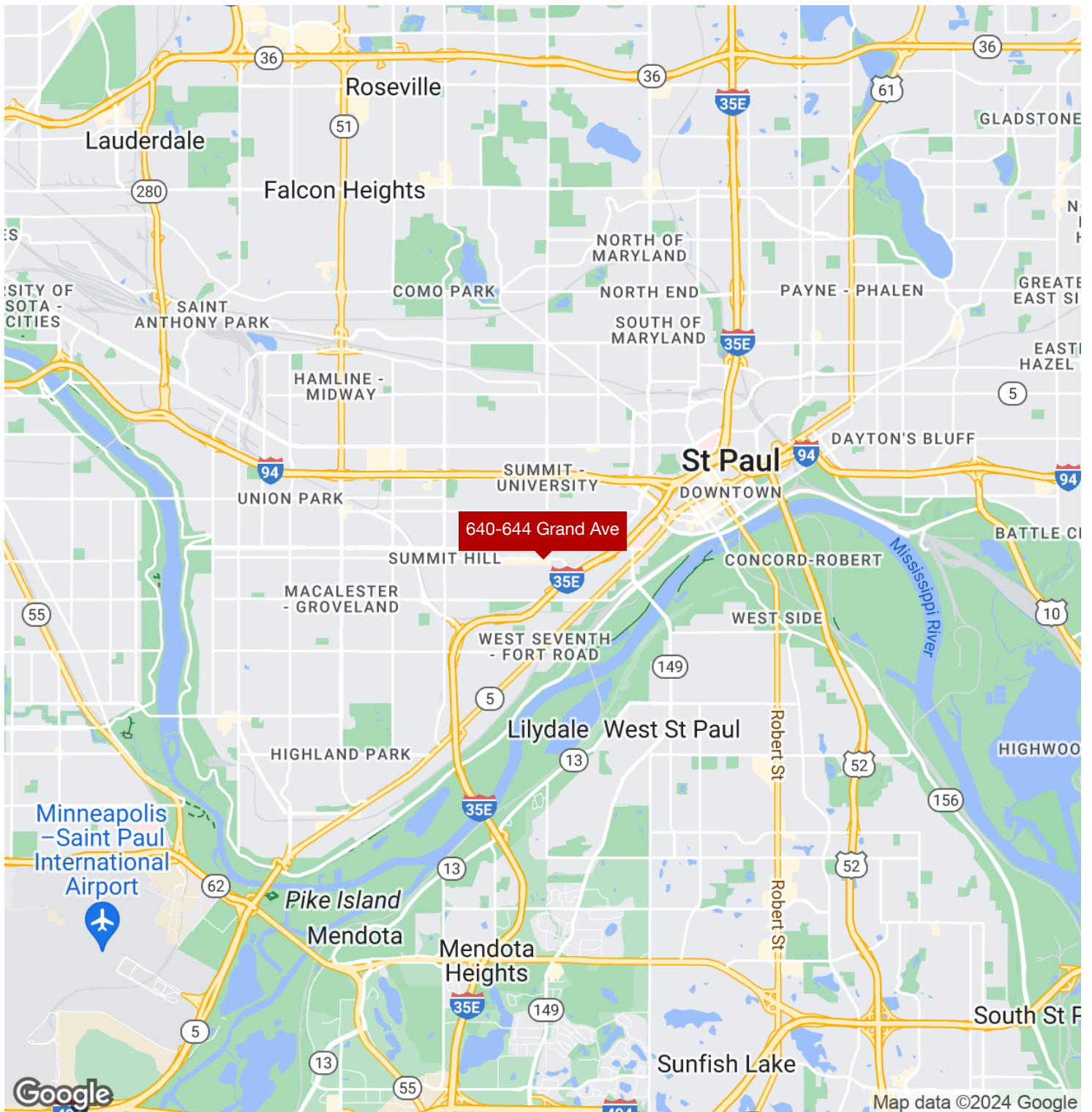
Building Plan From City



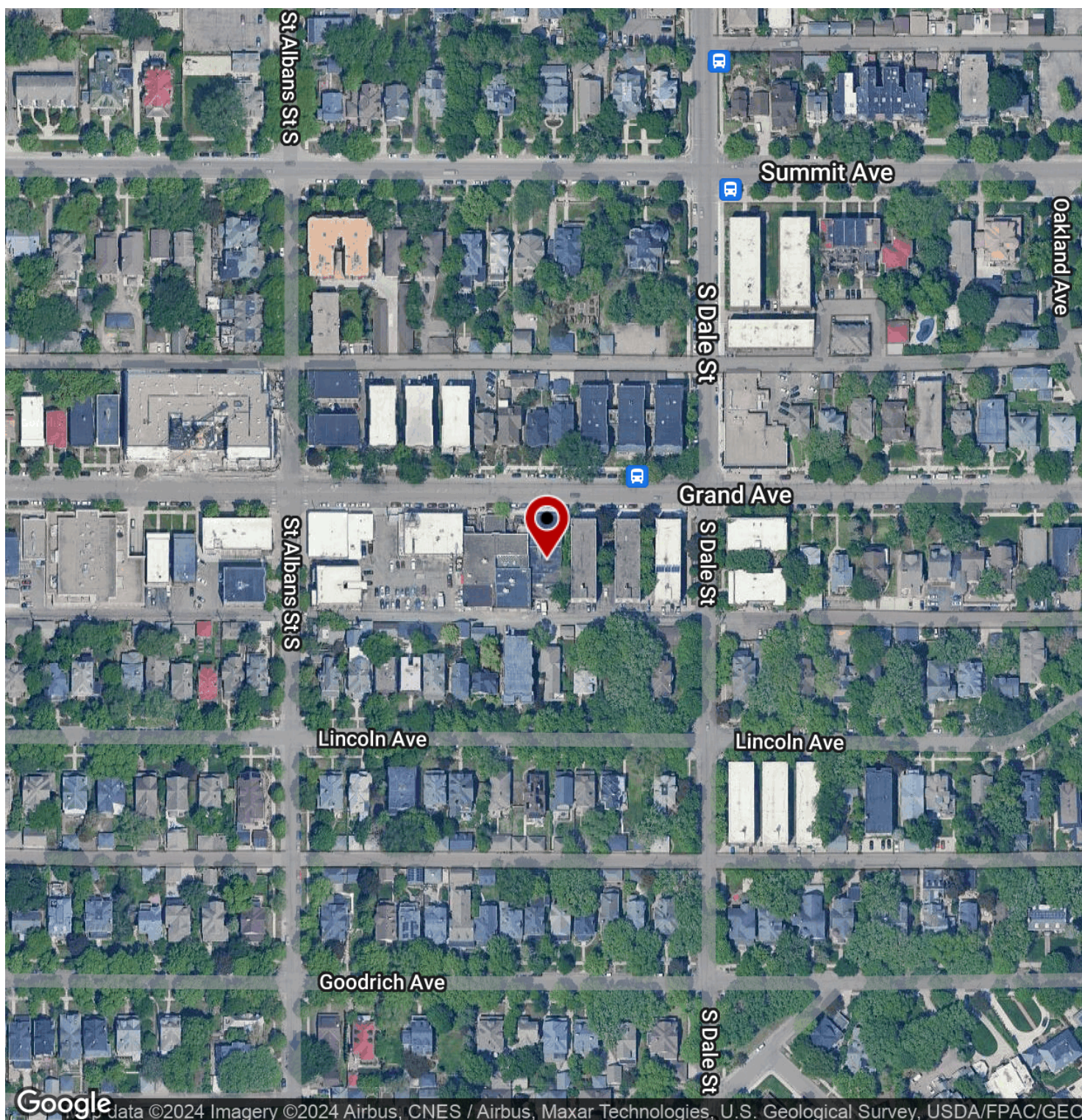
Retailer Map



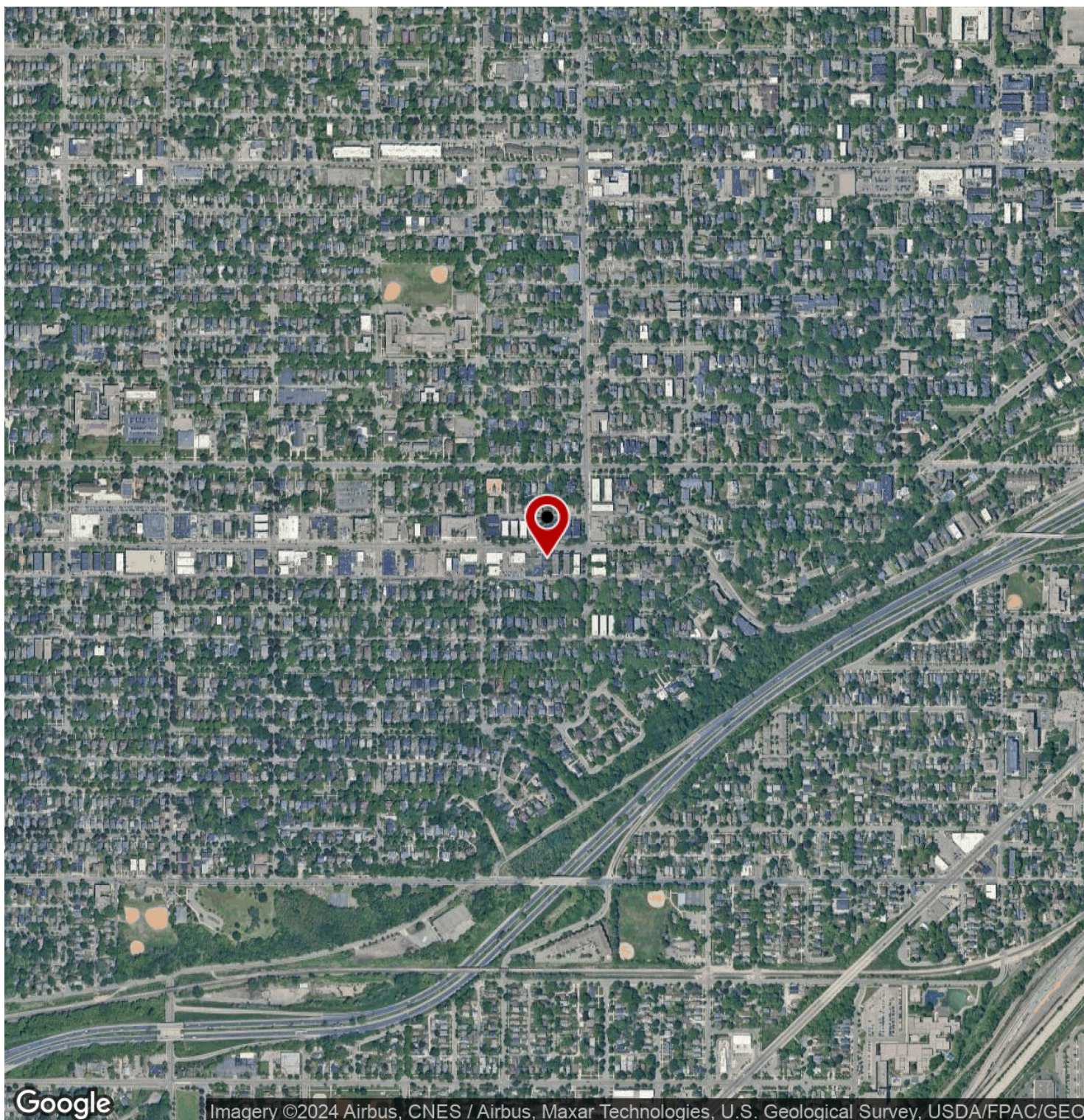
Regional Map



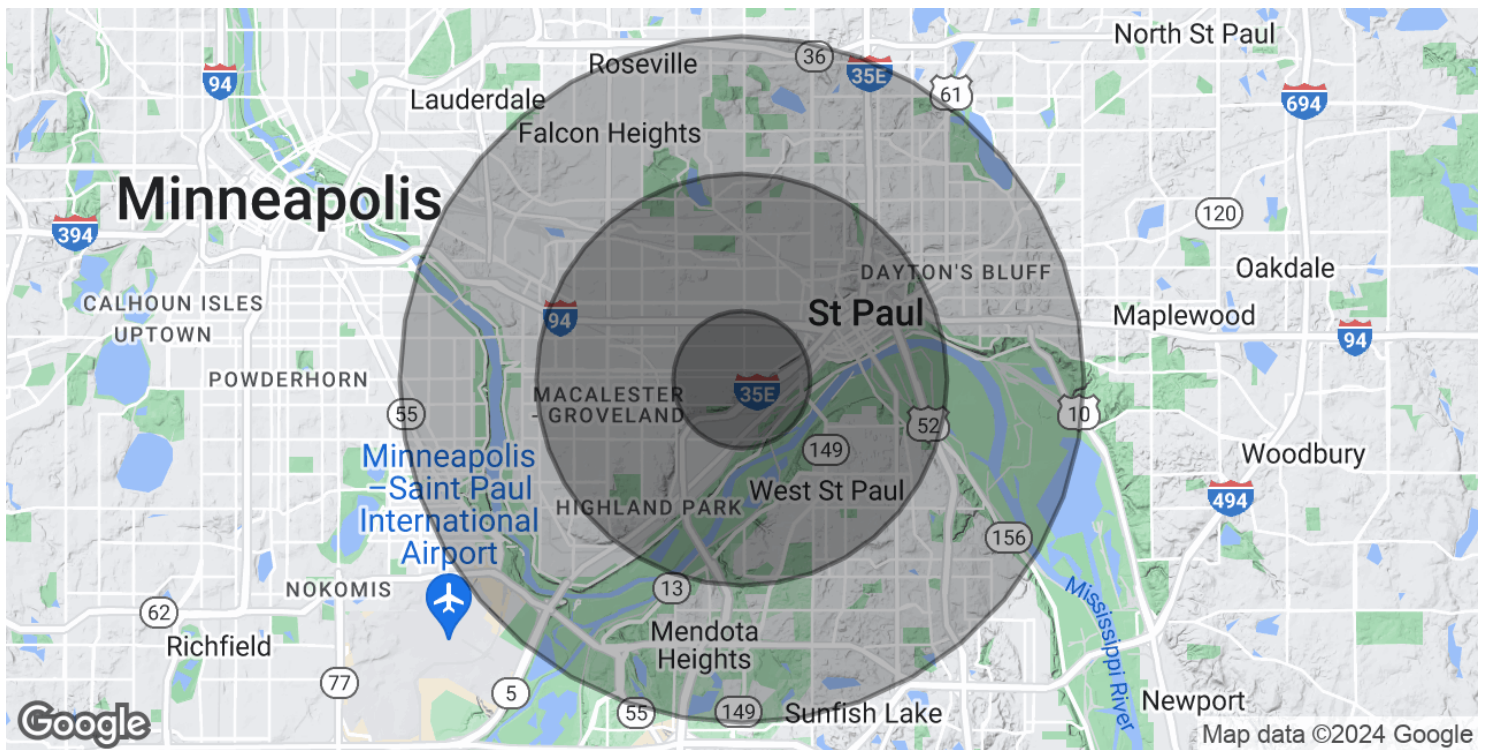
Location Map



Aerial Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	22,732	162,731	354,055
Average Age	37.3	35.2	35.5
Average Age (Male)	36.7	34.6	34.6
Average Age (Female)	38.4	35.9	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	11,413	71,813	149,143
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$98,399	\$84,436	\$83,394
Average House Value	\$330,064	\$249,557	\$246,345

* Demographic data derived from 2020 ACS - US Census

