

Mixed Use Building For Sale - St. Paul Central Business District

262 EAST FOURTH STREET, SAINT PAUL, MN



OFFERING MEMORANDUM

PRESENTED BY:

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

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Property Summary



MIXED USE DOWNTOWN GEM!

Lowertown Saint Paul value add multifamily! An extremely well built 29 unit (27 Residential & 2 Commercial unit mix).

Residential units are loft style (Mostly 1 Bedroom units) with potential to convert into 41 total units, and almost double the bedroom count due to the size and uniqueness of units.

Known as an Artist loft building, art exudes the building and attracts great tenants in an amazing location! Walk to all the best downtown spots.

- + Tenants pay utilities through RUBs. District Energy heat
- + Historical Tax Credits remaining
- + Located in an Opportunity Zone
- + Commercial units on long term leases
- + EPDM Roof, in good condition, per report
- + In-Place 6.53% Cap Rate!
- + Land Use Code: 403 APARTMENTS (20-49 Rental Units)

OFFERING SUMMARY

Sale Price:	\$ 2,750,000
Number of Units:	29
Building Size:	44,423 SF
2024 Property Taxes:	\$ 46,362
Commercial Tenants:	Lowertown Wine & Spirits Frame Shop
Zoning:	B5, Central Business District
Broker Contacts:	Chad Heer, CCIM 612.963.5147 Adam Widder 262.385.4409

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,093	63,335	139,359
Total Population	17,440	169,353	357,818
Average HH Income	\$86,501	\$85,450	\$96,315



Additional Photos



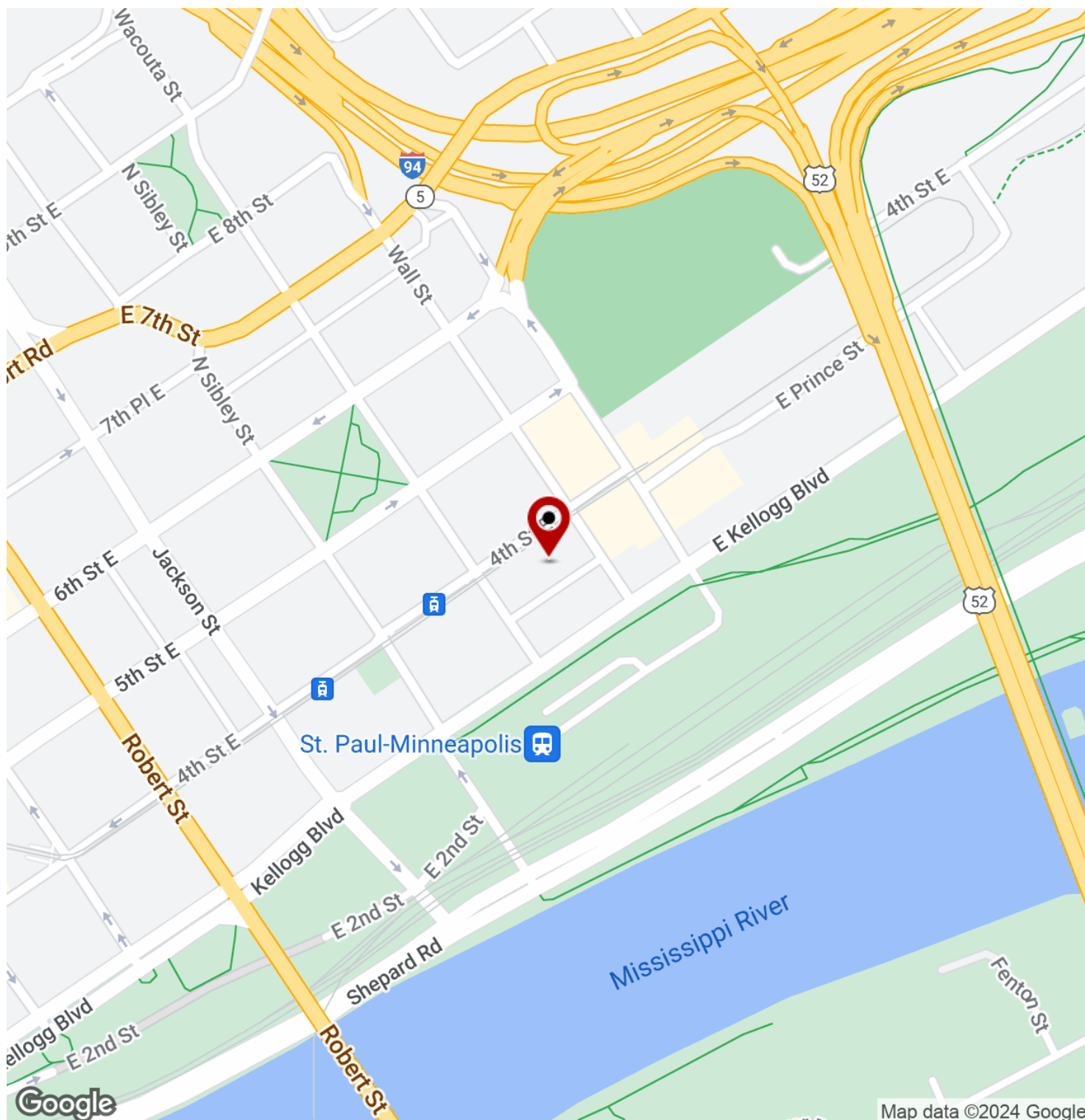
Additional Photos



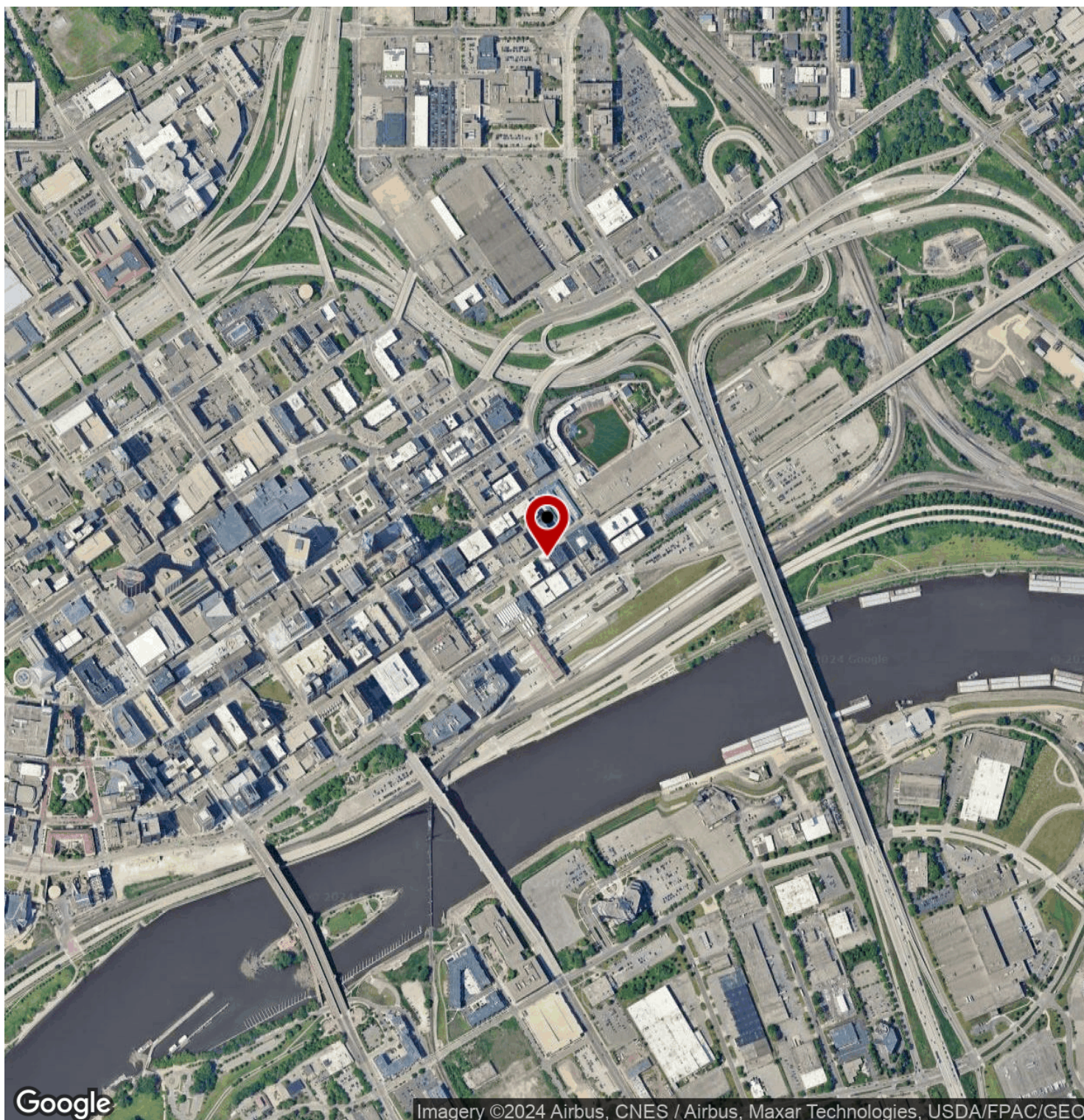
Regional Map



Location Map



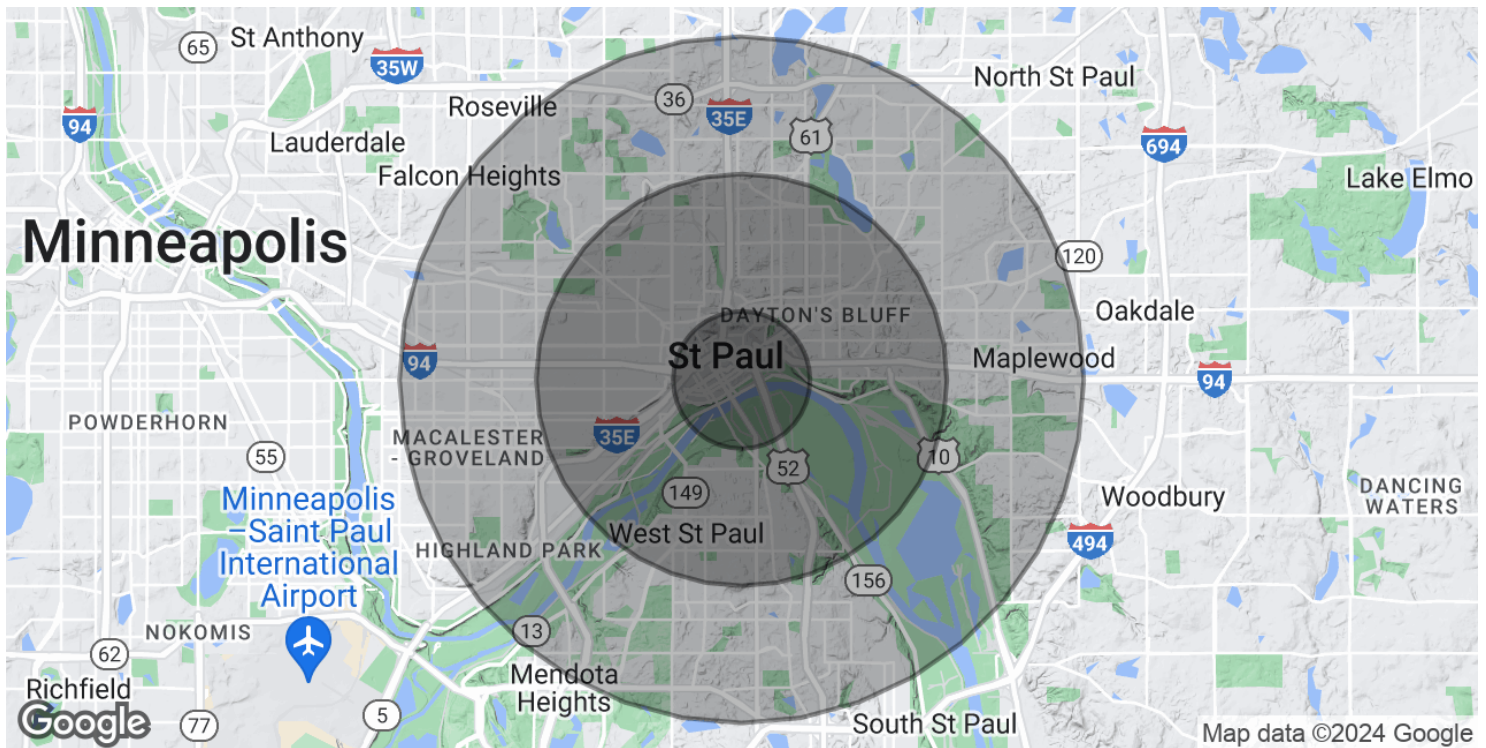
Aerial Map



Retailer Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,440	169,353	357,818
Average Age	40	36	37
Average Age (Male)	40	35	37
Average Age (Female)	41	36	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	9,093	63,335	139,359
# of Persons per HH	1.9	2.7	2.6
Average HH Income	\$86,501	\$85,450	\$96,315
Average House Value	\$302,672	\$303,227	\$338,543

Demographics data derived from AlphaMap

