

MULTI-TENANT OFFICE BUILDING FOR SALE



1185 N. Concord Street, South Saint Paul, MN 55075



LOT SIZE: 10.96 Acres

BUILDING SIZE: 110,000 SF

BUILDING CLASS: B

YEAR BUILT: 1957

ZONING: NCMU - North Concord Mixed Use

PROPERTY OVERVIEW

This stable property is ideal for repositioning and re-tenanting. The distinctive and vintage architecture, wooded landscape and Mississippi River views add to the desirability of this former Cenex headquarters location. There are three parking lots: 1 north, 1 south and 1 east that accommodate over 290 vehicles.

PROPERTY FEATURES

- Ample MUH and Mixed-Use development opportunities on this 10.96 acre site
- Potential for apartment conversion
- Easy access to downtown St. Paul, I-494 and Highway 52
- Mississippi River views
- Design allows for an additional 2 floors
- Tunnel to east parking lot
- Basement storage available
- 16 parcels divisible to suit

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

JIM ZELLER
Director Of Specialty Property Services
O: 651.775.3333
C: 651.775.3333
kwc.sps@gmail.com
MN #40333862

DAVID FINIGAN
Director
O: 651.262.1008
dave.finigan@kwcommercial.com

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STREET ADDRESS:	1185 N. Concord Street
CITY, STATE, ZIP:	South Saint Paul, MN 55075
COUNTY:	Dakota
PROPERTY TYPE:	Multi-Tenant Office Building
APN:	Multiple
LOT SIZE:	10.96 AC
BUILDING CLASS:	B
ZONING:	NCMU - North Concord Mixed Use
PARKING SPACES:	Over 290
PARKING LOTS:	3 Surface Lots: 1 North, 1 South, and 1 East
FIRE PROTECTION:	Fire Hoses on Each Floor Monitored Sprinkler System
YEAR BUILT:	1957
NUMBER OF STORIES:	5
ELEVATORS:	3
TRAFFIC COUNTS:	Concord St: 9,300 vpd Highway 52: 55,000 vpd I-494: 97,000 vpd
LOCATION:	Minutes From Downtown St Paul 1 Mile East of Highway 52 3 Miles North of I-494
AMENITIES:	Board Room Auditorium Lobby Cafe and Vending Wooded Lot Mississippi River Views



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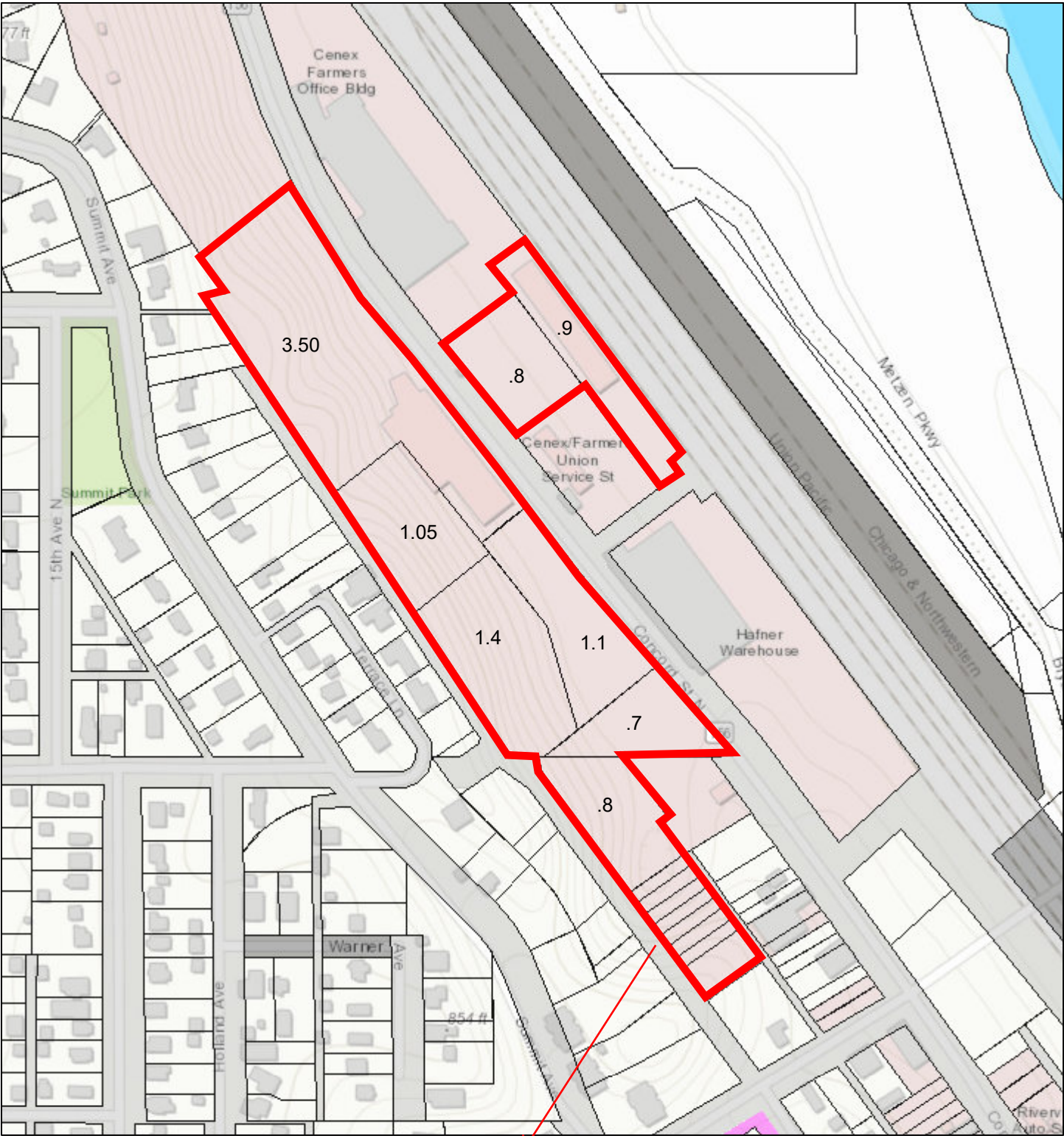
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Property Map

1185 Concord St N, South St Paul MN
Total All Parcels: 10.96 Acres



February 1, 2018

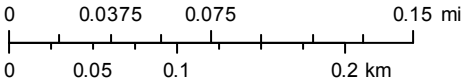
7 lots at .07 acres; 1 lot at .22 acres

1:4,514

Parcels

- Tax Parcel
- Dedicated Right of Way
- Water
- Multi-owner Parcel

Right of Way Easement



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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LOCATION OVERVIEW

Conveniently located approximately 1 mile east of Highway 52 and 3 miles north of I-494 and minutes from downtown St. Paul. Easy access to MSP International Airport, the St. Paul Downtown Airport (Holman Field) and South St. Paul's Fleming Field. The building is situated on a wooded lot with Mississippi River views.

COMMUNITY PROFILE

South St. Paul is a small family friendly community nestled up to the city of St. Paul. South St. Paul is designated as an All American City and prides itself on a rich history of ethnic diversity and a strong work ethic. South St. Paul is known for its excellent school system, high quality police, fire, public services, and a responsive city government.

MAJOR EMPLOYERS WITHIN 5 MILE RADIUS

American Bottling and Distribution of Drinks
Sportsman's Guide Mail Order Catalog
SSP School District No. 6
Wipaire, Inc.
Waterous Company Pumps and Pumping Equipment
Securian Financial Group
HealthEast / St Josephs Hospital
Childrens Hospital of Minnesota
Regions Hospital
Pearson's Candy
Ecolab



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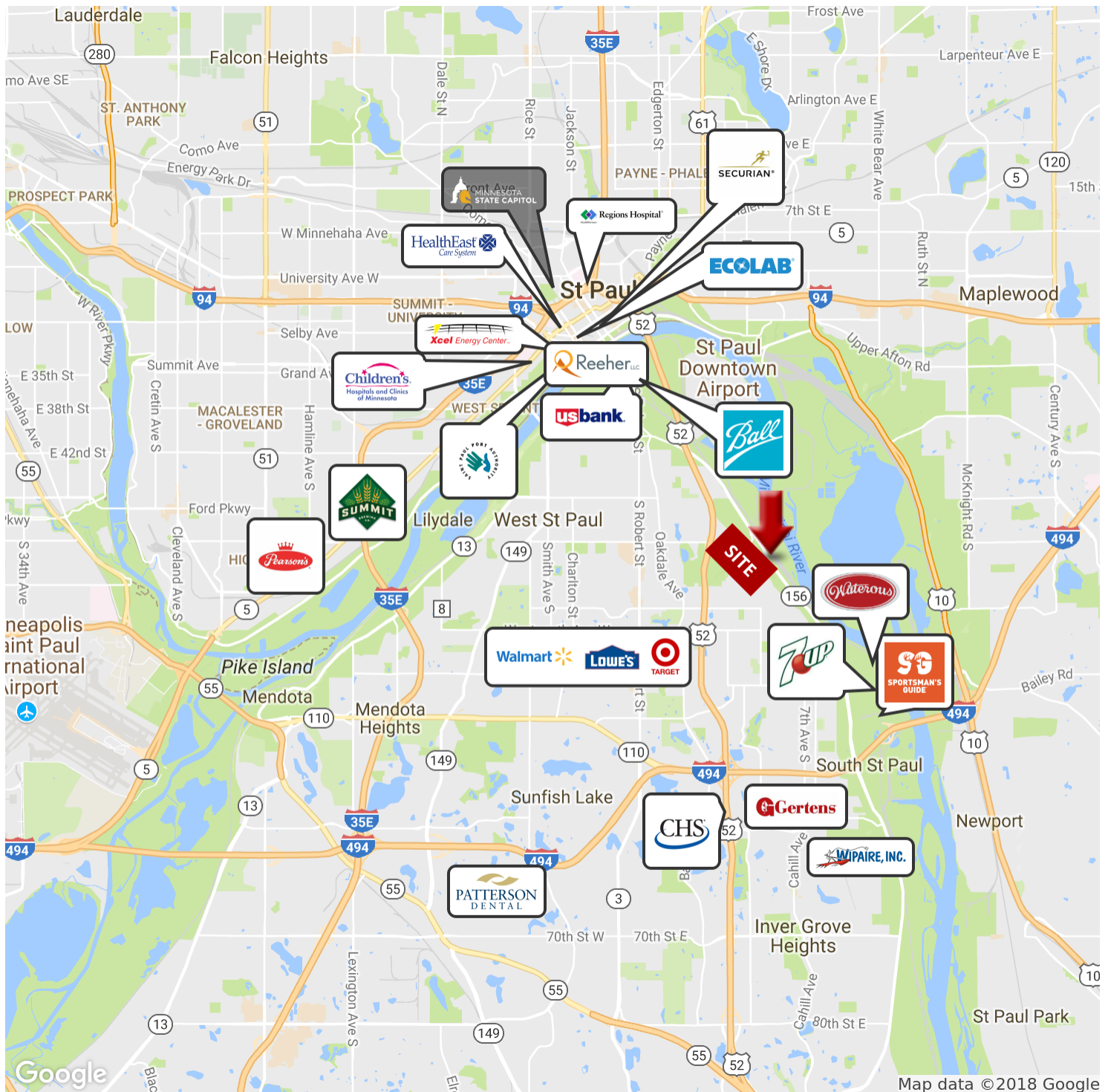
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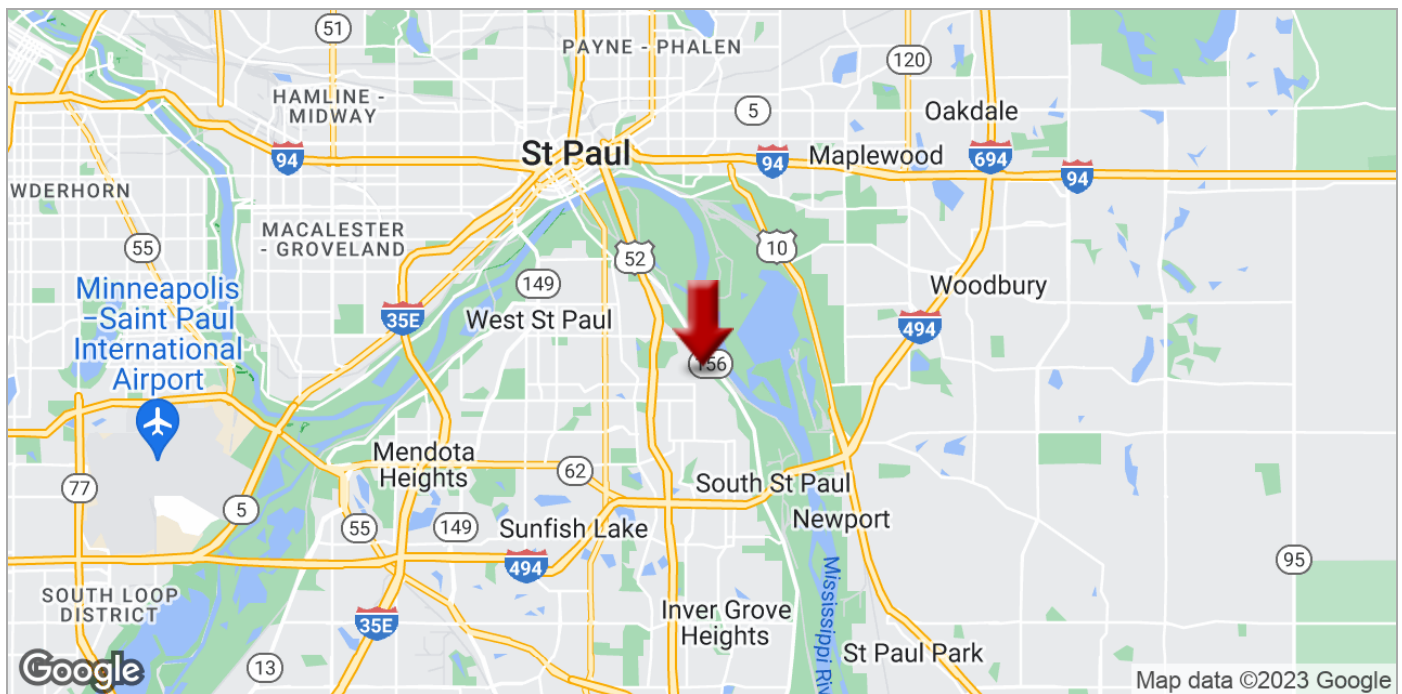
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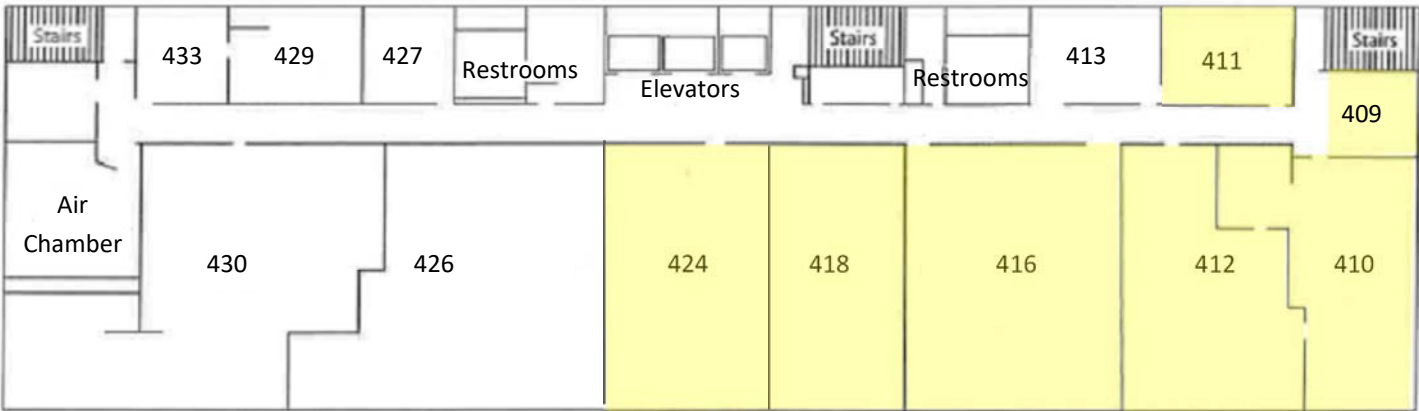
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FOURTH
FLOOR PLAN



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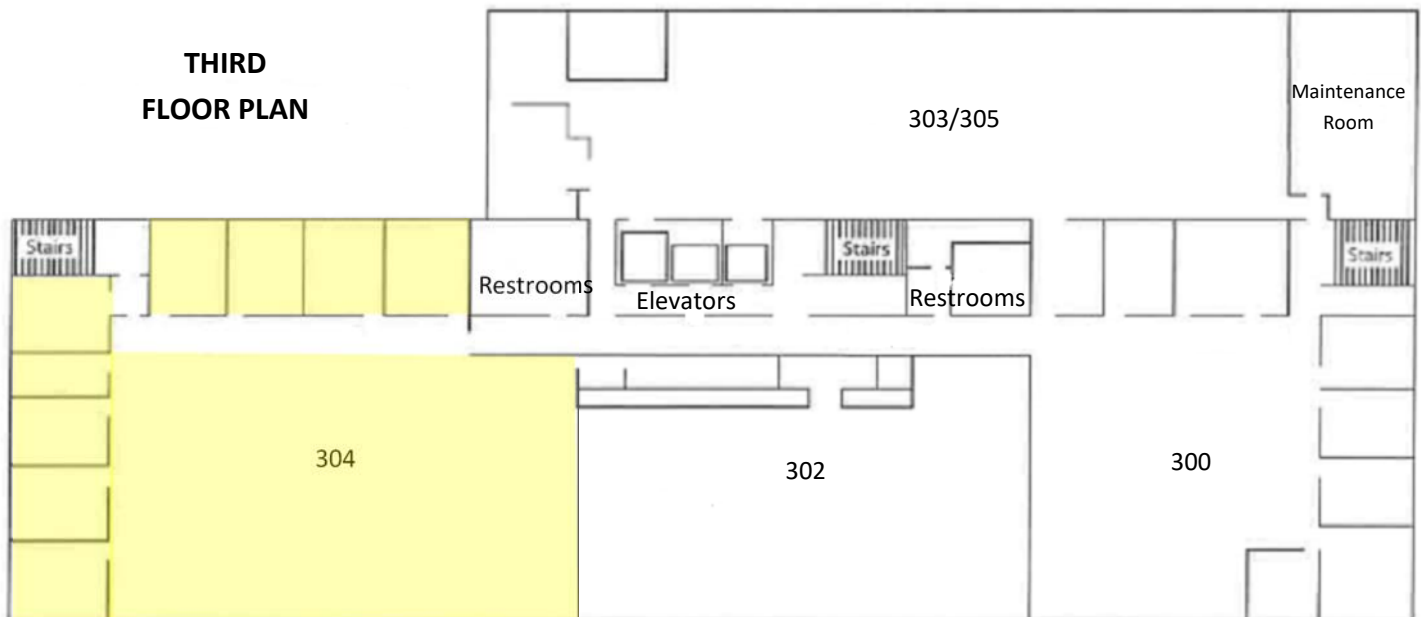
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THIRD FLOOR PLAN



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SECOND FLOOR PLAN



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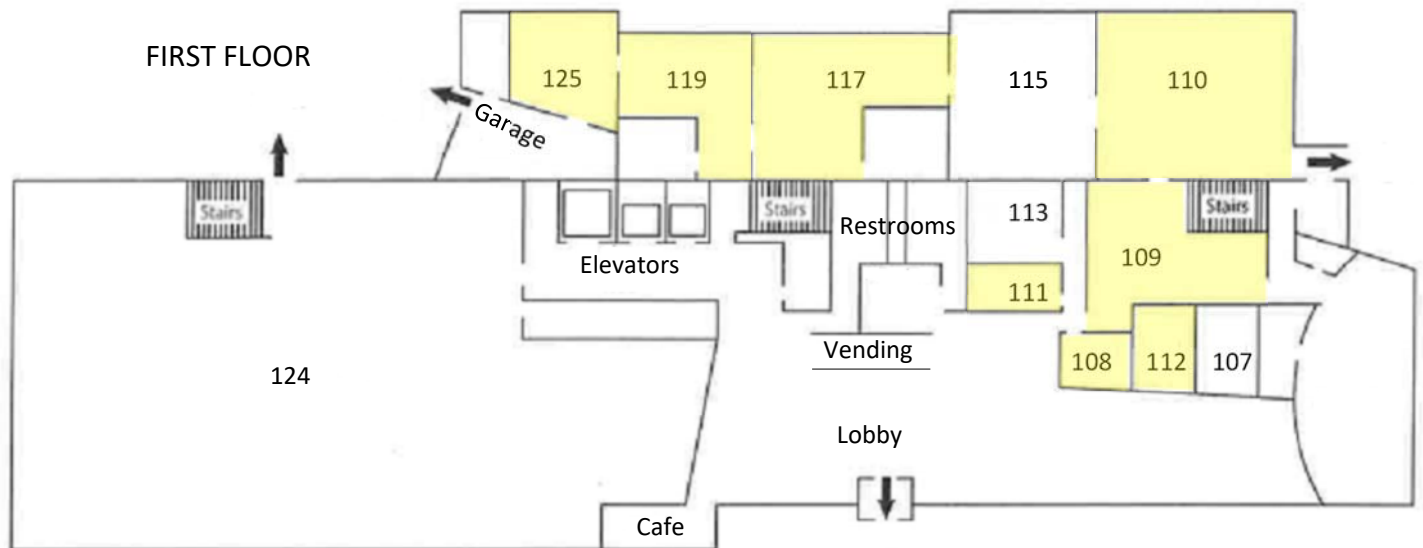
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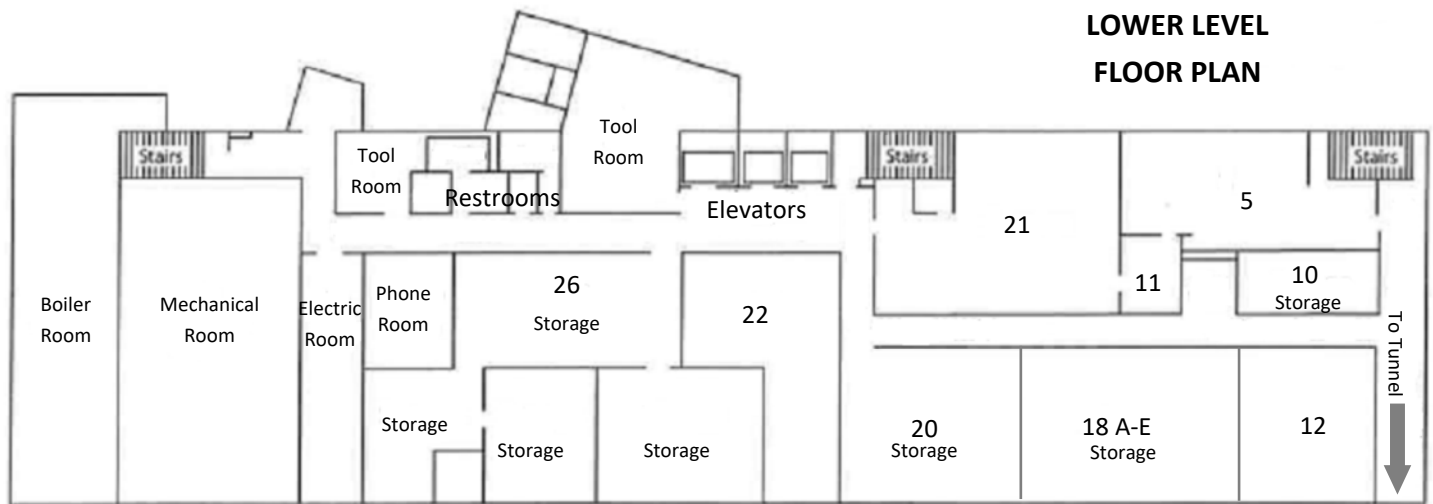
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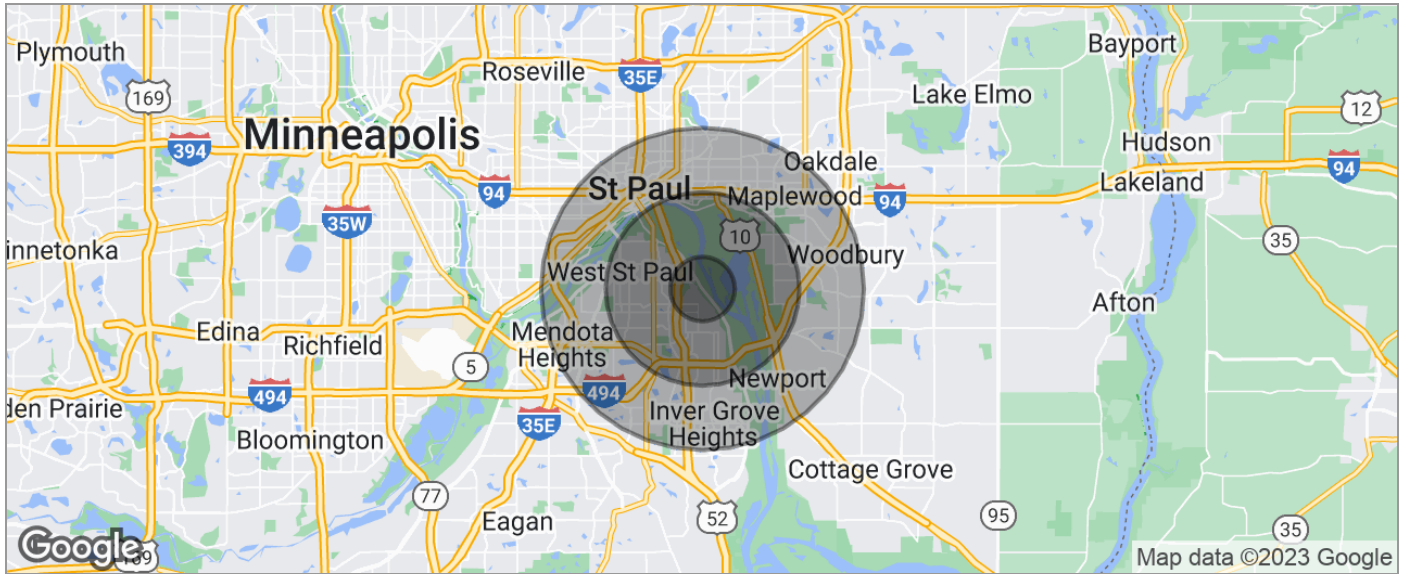
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,065	72,787	241,587
MEDIAN AGE	34.1	35.2	33.7
MEDIAN AGE (MALE)	35.4	33.8	32.3
MEDIAN AGE (FEMALE)	31.9	36.0	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,826	28,965	94,173
# OF PERSONS PER HH	2.9	2.5	2.6
AVERAGE HH INCOME	\$68,920	\$61,263	\$61,802
AVERAGE HOUSE VALUE	\$230,534	\$225,065	\$228,339

* Demographic data derived from 2020 ACS - US Census

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