

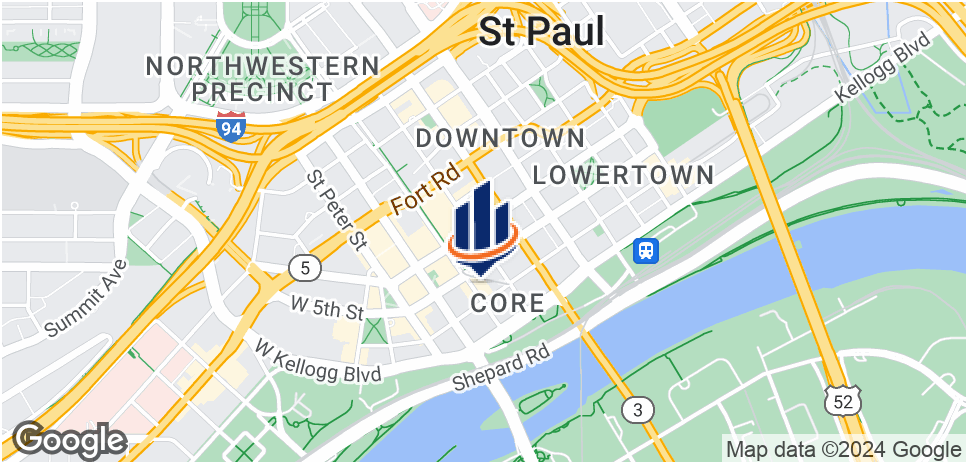
THE HISTORIC SAINT PAUL ATHLETIC CLUB BUILDING [OPPORTUNITY ZONE]

340 CEDAR STREET
SAINT PAUL, MN 55101

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Property Summary



OFFERING SUMMARY

Sale Price:	Unpriced
Building Size:	±175,000 RSF
Stories:	13
Year Built:	1917
Year Last Renovated:	2022
Zoning:	B4 - Central Business District
Market:	Saint Paul
Submarket:	Downtown CBD

PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale or lease the historic Saint Paul Athletic Club Building in Downtown Saint Paul, Minnesota ("Property"). This iconic Property has been an integral part of St. Paul's community and social fabric since 1917. The Property is comprised of two separate buildings: the 1917 building and a 1980 building, located in the center of the business district.

The building has many potential re-uses with additional event venues being an attractive option. Pre-Pandemic, the building housed a 56-room boutique hotel [Hotel 340], a first-class health club [The SPAC], banquet operations in the original ballroom & Lobby, a partially completed roof-top banquet venue, and miscellaneous tenant office spaces. Today, banquets are still held in the ballroom, the health club has closed (although it still has much of its infrastructure), the hotel is partially occupied by a homeless shelter, and there are many re-use options for the former office/retail spaces. Construction has begun to add two new event venues.

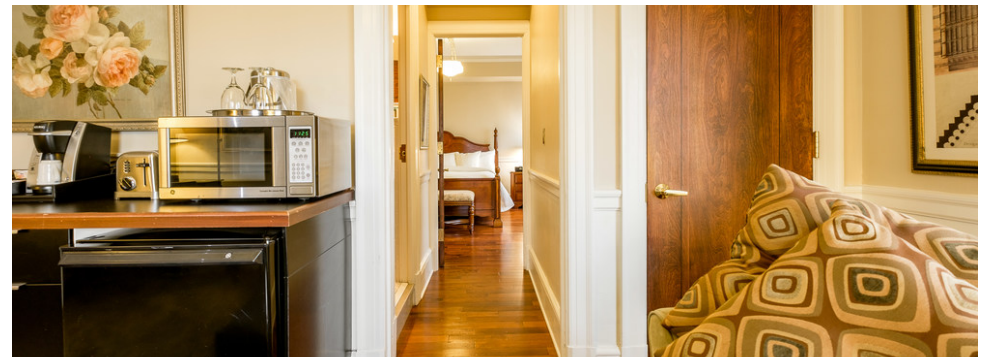
The property is located in the Central Business District, just a few blocks from Rice Park and the Lowertown Arts District, and it is adjacent to the LRT Green Line Station [the station is on the same block].

The Owner will entertain reasonable purchase offers, lease proposals, and joint venture ideas.

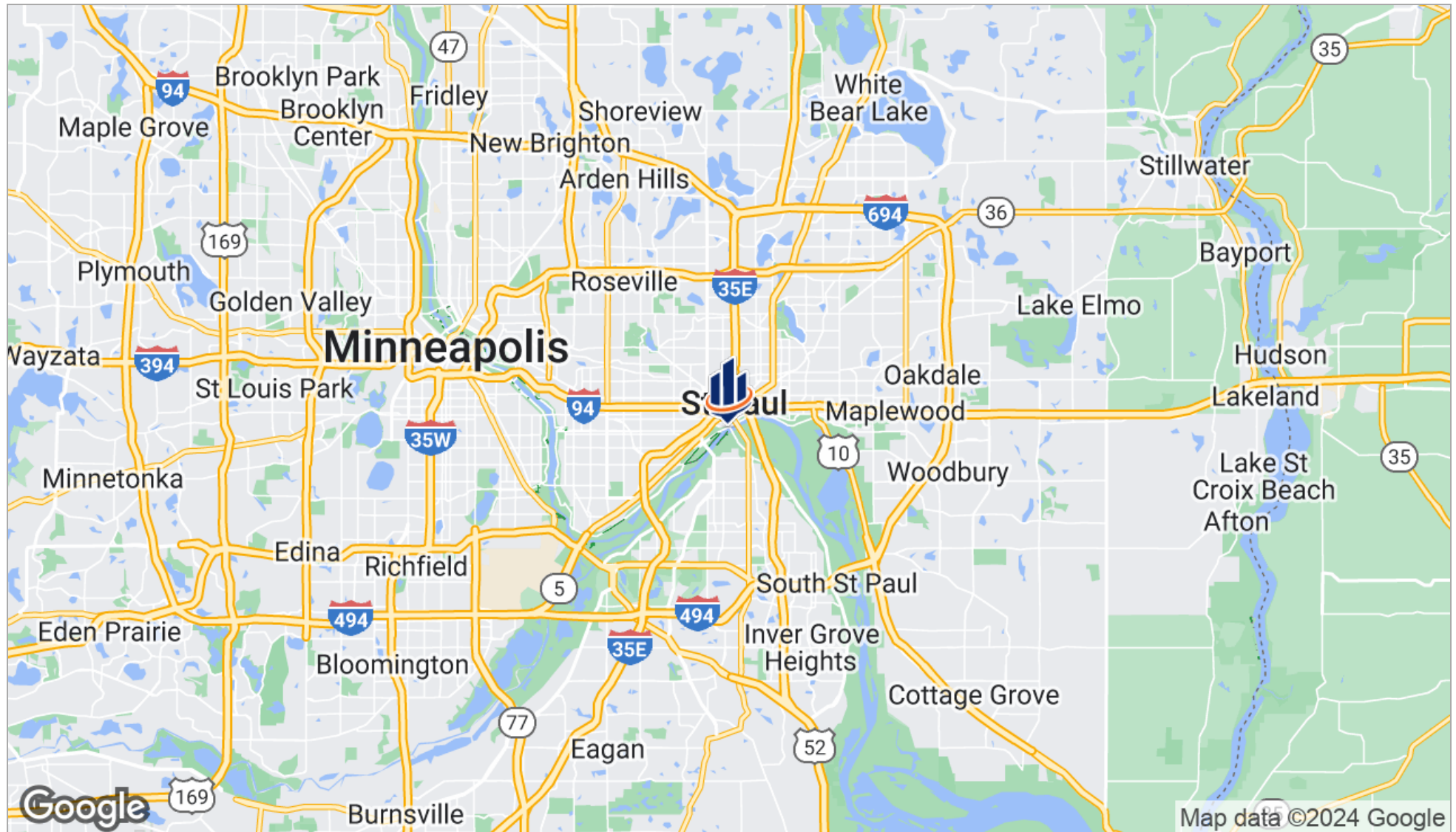
Sale Highlights

SALE HIGHLIGHTS

- There are numerous potential sale, lease and partnership structures. Seller financing is also available.
- The Property is located in a Qualified Opportunity Zone, which was approved by the U.S. Department of Treasury on May 18, 2018.
- State Historic Tax Credits (HTCs) may be available.
- The building could be ideal for a non-profit user[s] as the current infrastructure and amenities would allow most non-profits to meet their programmatic objectives.
- Located adjacent to a premier development site in Downtown Saint Paul, the Central Station Block Development. More information about that development opportunity is available.
- The Property is comprised of two buildings: one built in 1917, and a primarily athletic expansion built in 1980.
- Designed by the renowned architecture firm of Reed & Stem and completed in 1917. Reed & Stem contributed to the design of New York City's Grand Central Terminal and Seattle's King Street Station, among many other commissions.
- 1917 Construction is brick and concrete and the 1980 addition steel frame.
- Located in the Central Business District of Downtown Saint Paul on Cedar Street and 4th Street. The Property is located only two blocks from the Mississippi River and is within blocks of numerous restaurants, bars, entertainment options, and transit.
- Adjacent to the Central Station of the LRT Green Line.
- Entrance off Cedar Street between 4th Street and 5th Street.



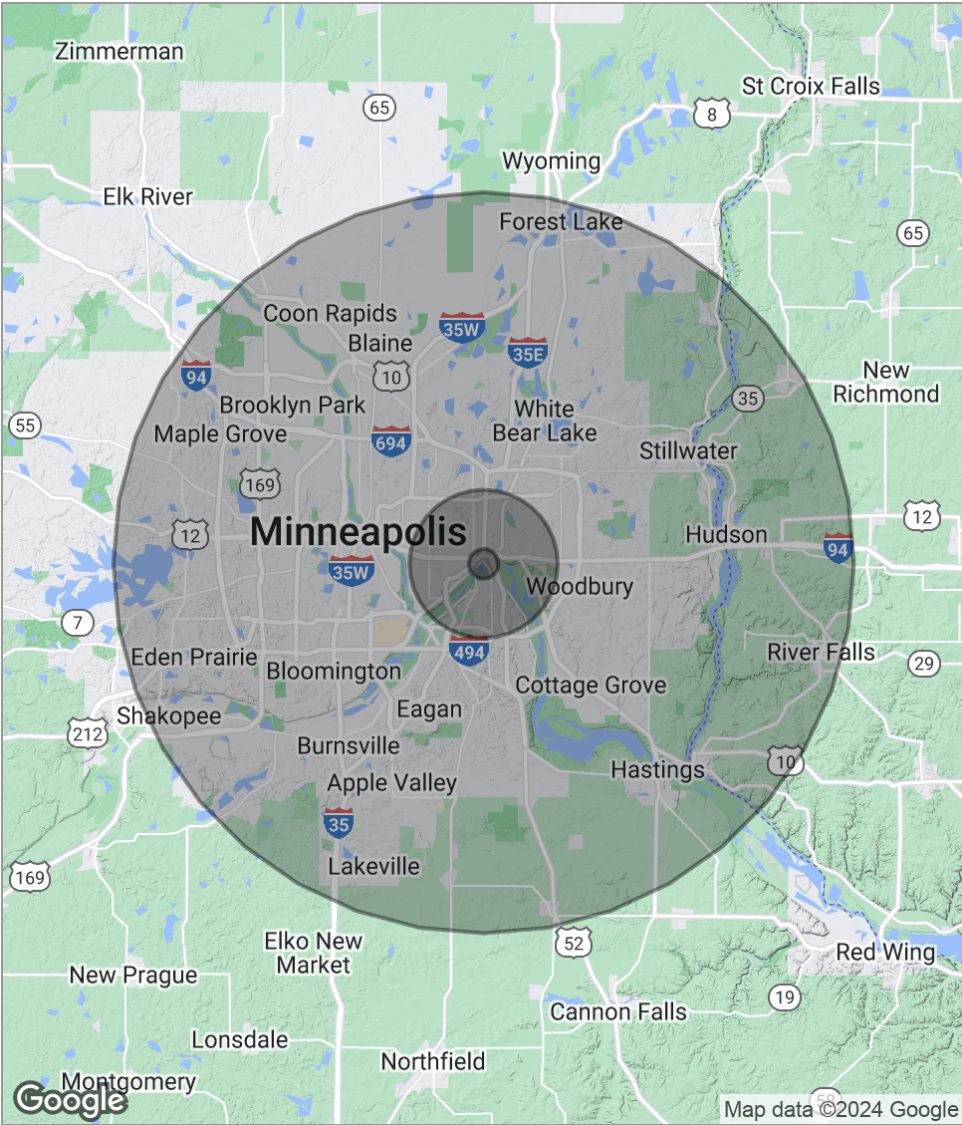
Regional Map



Location Map



Demographics Report



POPULATION	1 MILE	5 MILES	25 MILES
Total population	17,130	348,970	3,160,633
Median age	37.0	32.9	36.2
Median age [Male]	34.2	31.9	35.2
Median age [Female]	39.2	34.1	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	25 MILES
Total households	9,071	139,115	1,278,839
# of persons per HH	1.9	2.5	2.5
Average HH income	\$55,235	\$59,951	\$78,488
Average house value	\$220,868	\$251,475	\$284,767

* Demographic data derived from 2020 ACS - US Census

Additional Photos



Additional Photos

