

FOR SALE / GROUND LEASE / BTS 3.19 ACRE LAND PARCEL

633 Concord St. S South St. Paul, Minnesota



PROPERTY HIGHLIGHTS

SALE PRICE	\$2.5M
GROUND LEASE RATE & BTS RENT	Subject to landlord's review of tenant's credit and scope of work.
LAND SIZE	3.19 acres
TRAFFIC COUNTS	Concord: 10,500 VPD (2017) HWY- 494: 103,520 (2022)
ACCESS	From North: 6 th St. From South: Villaume

TOM MARTIN

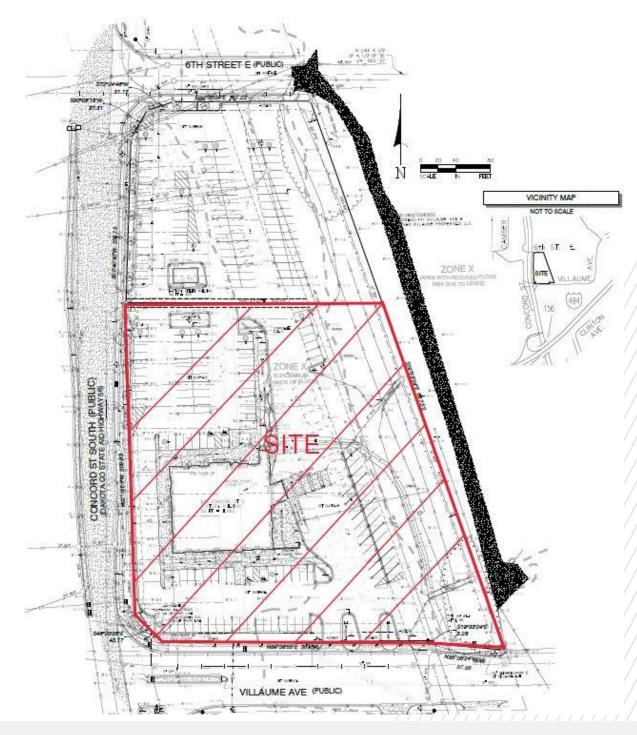
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FAST FACTS:

- 3.19 acre land parcel
- Qualified Opportunity Zone
- I-494 visibility to over 100,000 daily vehicles
- Purchase, ground lease, or BTS deal structure
- Demolition recently completed on prior office tower.

LEGAL INFORMATION

TAX PARCEL ID	3631 8000 1021 & 3631 8000 1022
2022 RE TAXES	\$69,862
ZONING	General Business with PUD overlay. <u>Learn more</u>
RESTRICTIONS	Banking





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