

# 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	<b>Concord:</b> 10,500 VPD (2017) <b>HWY- 494:</b> 103,520 (2022)
ACCESS	From North: 6 <sup>th</sup> St. From South: Villaume

#### **TOM MARTIN**

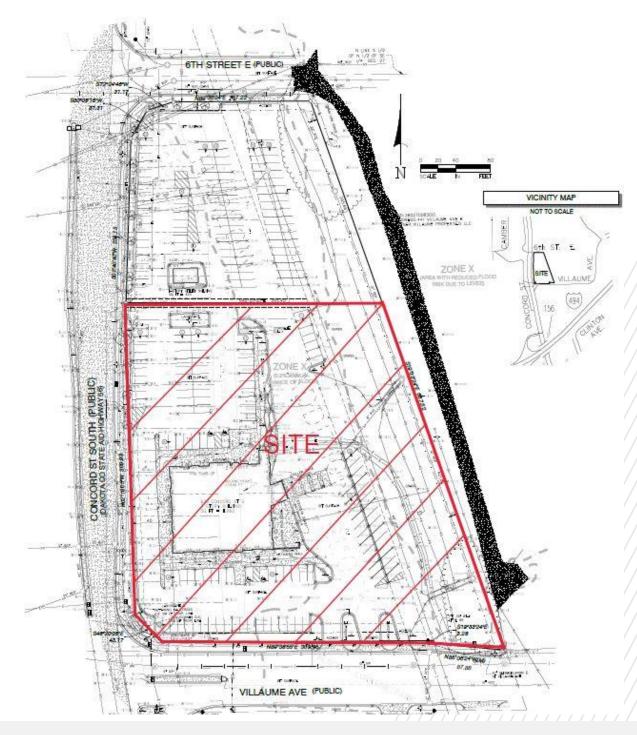
Senior Director +1 612 730 7773 Tom.martin@cushwake.com

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# CUSHMAN & WAKEFIELD

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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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