

951 Grand Avenue, St. Paul, MN 55105

FOR SALE | \$895,000



OFFERING MEMORANDUM

PRESENTED BY:

KW COMMERCIAL
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Property Summary


[360° VIRTUAL TOUR](#)

PROPERTY FEATURES

Welcome to this beautifully maintained 3-level property that was originally a duplex (with dual entrance) and has been transformed into a welcoming law firm professional office, with upgraded landscaping/patio in the front of building, improved interior spaces, an enormous balcony for relaxing or private meetings, and a large parking lot in rear of building for guests and staff. Private offices, conference rooms, kitchenette and an unfinished basement & 3rd level, provide a great opportunity for its next owner.

This property has a very flexible Community Business (BC), City of St. Paul Zoning, which allows for a variety of uses to an owner-user, investor or professional services/retail group that is looking for strong area demand and vibrancy. Schedule your tour today and see the possibilities of this building, located along the historic Grand Avenue of St. Paul!

OFFERING SUMMARY

Sale Price:	\$ 895,000
Building Size:	4,107 SF
Year Built:	1912
Off-Street Parking Stalls:	5+

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,679	70,076	144,490
Total Population	23,842	164,861	352,318
Average HH Income	\$129,238	\$107,920	\$101,961



Property Details

Sale Price

\$ 895,000

LOCATION INFORMATION

Building Name 951 Grand Avenue Professional Building
 Street Address 951 Grand Avenue
 City, State, Zip Saint Paul, MN 55105
 County Ramsey

BUILDING INFORMATION

Building Size 4,107 SF
 Building Class B
 Number of Floors 3
 Year Built 1912
 Number of Buildings 1
 Property Taxes (2025) \$ 17,788
 HVAC Central Air
 Roof ~ 10 years old
 ADA Accessibility Ramp available

PROPERTY INFORMATION

Property Type Office-Commercial
 Property Subtype Office / Professional Services Building
 Zoning BC
 Lot Size 6,013 SF
 APN # 022823310076
 Lot Dimensions 148' X 41'

BUILDOUT

Restrooms 2 (One / floor)
 ADA compliant
 Private Offices ~7 (Two floors)
 Conference Room or Study 2
 Kitchenette 1 (Main Level)
 Receptionist (Desk & Waiting Room) Main Level
 Resource Room / Study 2
 Unfinished Levels 3rd floor & Basement



Exterior Photos



Interior Photos



Floor Plans | First & Second Floors



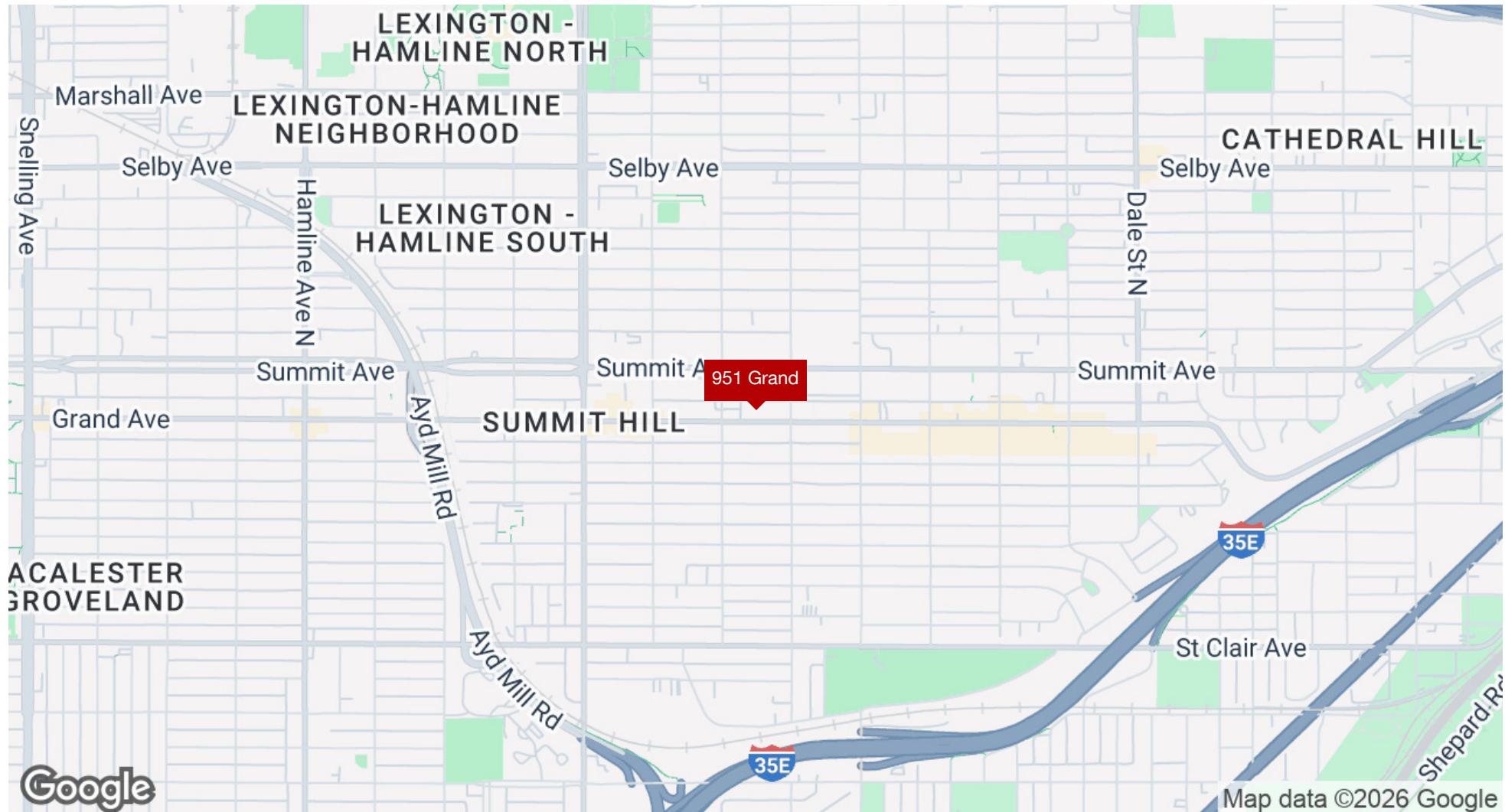
BC Zoning Map | Community Business



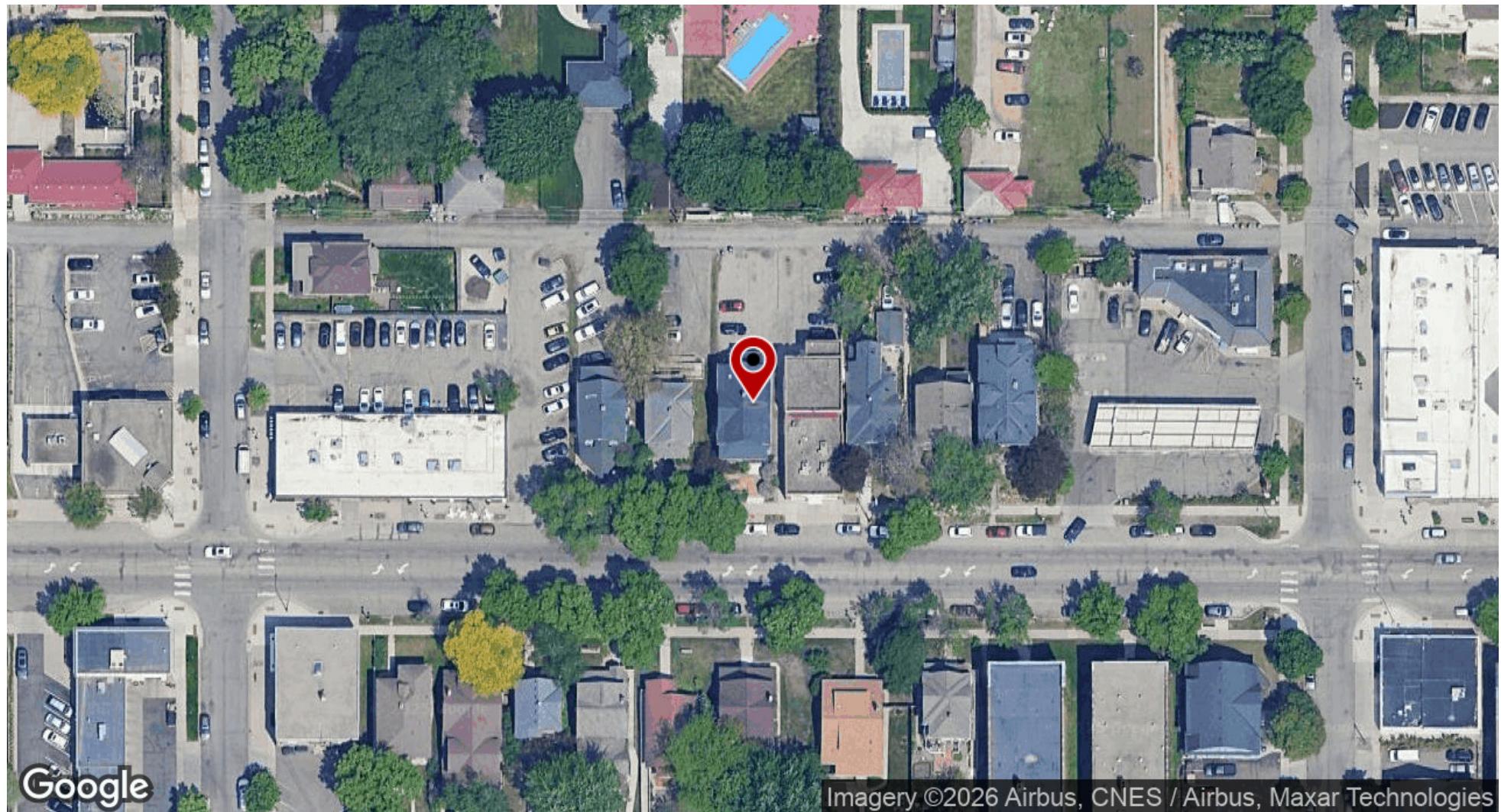
Retailer Map



Regional Map



Aerial Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,842	164,861	352,318
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,679	70,076	144,490
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$129,238	\$107,920	\$101,961
Average House Value	\$500,963	\$398,174	\$376,760

Demographics data derived from AlphaMap

