



# WAREHOUSE/ AUTOMOTIVE FOR SALE

923 Randolph Ave  
Saint Paul, MN 55102

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## **Andrei Bortnov**

Principal Manager, CCIM

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5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416

## **Anders Priley**

Director of Leasing

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3033 Excelsior Blvd 100, Minneapolis, MN 55416





## PROPERTY FEATURES

The 923 Randolph Ave warehouse featured in this listing has the following amenities:

- ✓ Drive-in Door: **3 Total (two 8 Feet and one 12 Feet)**
- ✓ Clear Height: **16 Feet** in large warehouse
- ✓ HVAC: Heat only in the warehouse/office
- ✓ Power: **3-Phase, 800 Amp panel**
- ✓ Bathrooms: **One**
- ✓ Parking: **approximately 6 parking stalls (fenced)**
- ✓ Proximity to Highways: **1 minute drive to Interstate 35E**
- ✓ Roof: **2002/2008**



OFFERING PRICE  
**\$400,000**

SPACE TYPE  
**Warehouse/Automotive**

TOTAL BUILDING SIZE  
**2,159 SF**

YEAR BUILT/ RENOVATED  
**1930/2002**

ZONING  
**B-2**

PREVIOUS USE  
**Automotive**

PERMITTED USES  
**Automotive, Warehousing,  
General Business**



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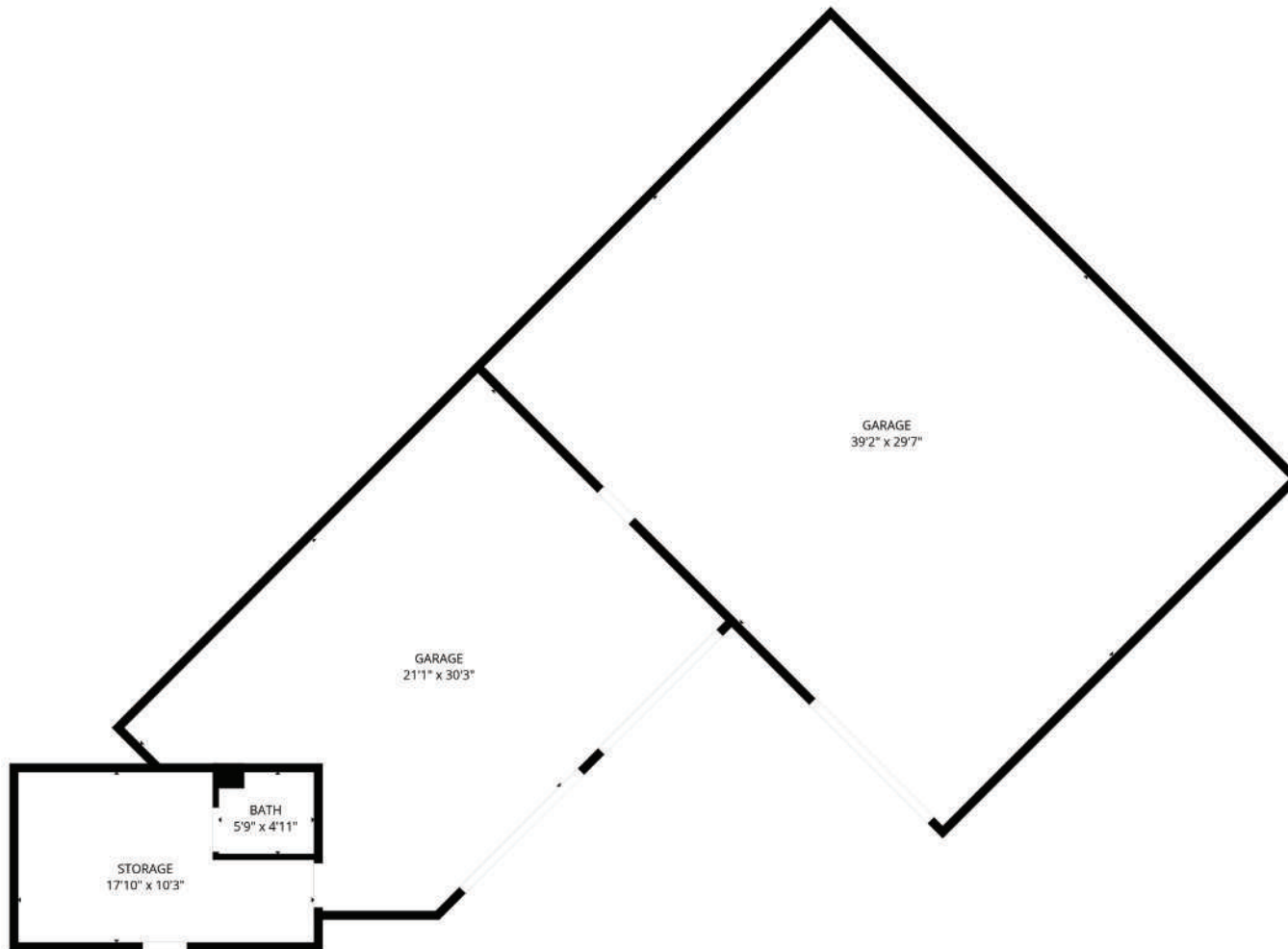
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## FLOOR PLAN



Approximately 2,159 SF

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**DEMOGRAPHICS**

**LESTER VELAND**

**Edward Jones**

**McDonald's**

**TRADER JOE'S**

**The Nook**

**Trader Joe's**

**Speedway**

**SUBJECT PROPERTY**

**ST SEVENTH FORT ROAD**

**Mississippi River Recreation Area**

**Mississippi River**

**I-35E**

**Randolph Ave**

**Snelling Ave S**

	1 Mile	3 Mile
DAYTIME EMPLOYEES	5,692	45,039
EXPENDITURES	\$218,215,251	\$1,743,565,122
EDUCATION - HIGH SCHOOL	1,998	10,516
EDUCATION - BACHELORS	1,582	15,931

