

# FOR LEASE

# SIBLEY LOFTS

340 SIBLEY AVE N, SAINT PAUL, MN 55101



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# EXCLUSIVELY PRESENTED BY



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Commercial Investors Group is a vertically integrated asset management, property management, leasing and sales brokerage and fund servicing MN, TN, and CO. Commercial Investors Group, focusing on value add commercial real estate, specifically industrial, office warehouse and some office assets. Commercial Investors Group is focused solely on returning a high return to our investors and partners while providing great clean spaces for businesses to succeed with responsive management.

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# PROPERTY OVERVIEW

## PROPERTY DETAILS

Address:	340 Sibley Ave N, Saint Paul, MN 55101
Tax information:	<a href="https://beacon.schneidercorp.com.....">https://beacon.schneidercorp.com.....</a>
County:	Ramsey
Square Feet:	1421 SF
Price:	\$2100/month + utilities
Year built:	1878, remodeled 2020
Zoning:	Mixed Use Residential

## DESCRIPTION

Commercial Investors Group is offering Sibley Lofts for lease. Conveniently located in bustling Lowertown St. Paul, this quaint historic building built in 1888 is sure to charm you! Formerly known as the Wann building; 340 Sibley retail units are in great walking corridors of Lowertown. Directly across from Union Depot and a 2 minute walk to the Saints stadium plus the farmers market attract local customers. Sibley Lofts was gutted and remodeled in 2020, now it's a blend of old world charm with modern amenities, all mechanicals were updated, new HVAC, plumbing and electrical. The uniquely framed floor to ceiling windows delightfully welcome both sunshine & fresh-air into the space with operable hardware. Stunning 13' foot ceilings create an open loft feel flattered by original hardwood floors and exposed beams. Price is \$2100 per month, and the tenant pays their utilities. Parking is available next to the building in a parking garage, parking is not included. Variety of business needs can occupy the space with B4 Central Business.





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# AERIAL MAP



View Location



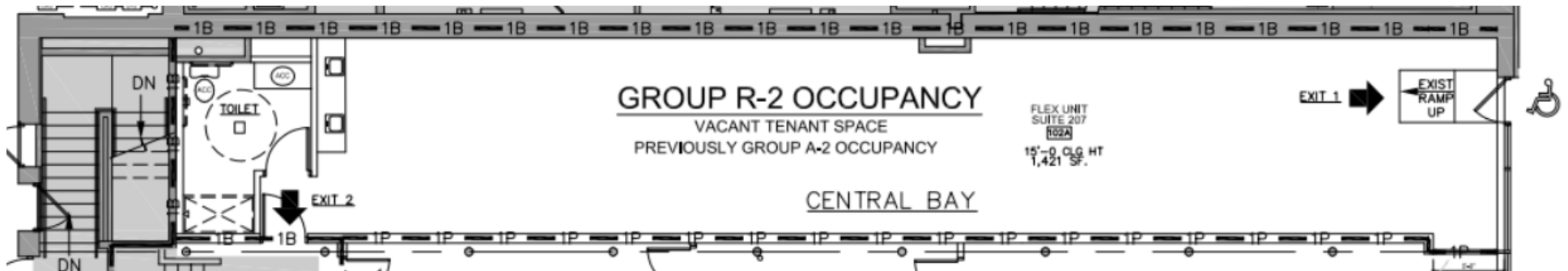


# LOCATION MAP





# FLOOR PLAN





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