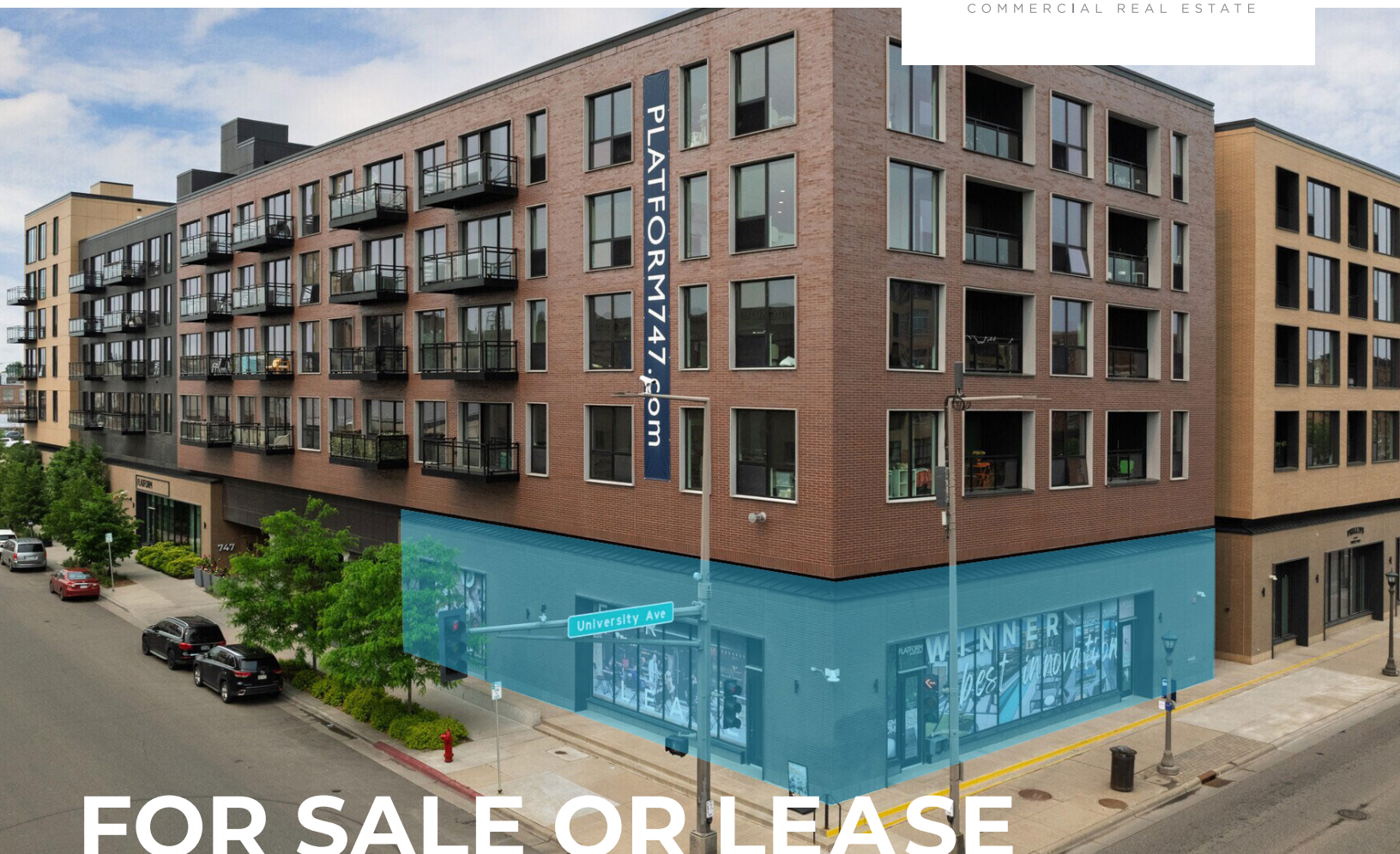


2250 UNIVERSITY AVE W
ST PAUL, MN



MONARCH

COMMERCIAL REAL ESTATE



FOR SALE OR LEASE

4,261 SF RETAIL CONDO

PROPERTY HIGHLIGHTS:

- **Sale Price:** \$850,000
- **Tax/CAM:** Est. \$9.05
- **Lease Rate:** Negotiable
- **Prominent signaled corner** with a contemporary façade along University Avenue
- **Quality brick** and concrete construction featuring **expansive windows**, and excellent **natural light**
- Adaptable interior layout
- Convenient proximity to the light rail

CONTACT

KYLE KALIVODA

DIRECTOR
KYLE@MONARCHCRE.COM
763 242 8127

BRIAN FULFORD

DIRECTOR
BFULFORD@MONARCHCRE.COM
612 296 5384

MONARCHCRE.COM

FLOOR PLAN



PARKING

■ DAY TIME

On-site: 10 spaces

Off-site: 15 spaces

■ EVENING

On-site: 29 spaces

Off-site: 15 spaces

*Street parking available 24/7

FOR LEASE

■ **Suite 2:** 1,233 rsf (1,118 usf)

■ **Suite 3:** 3,028 rsf (2,811 usf)

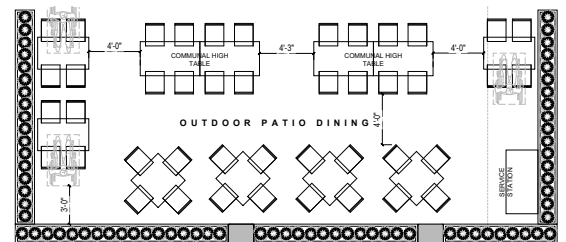
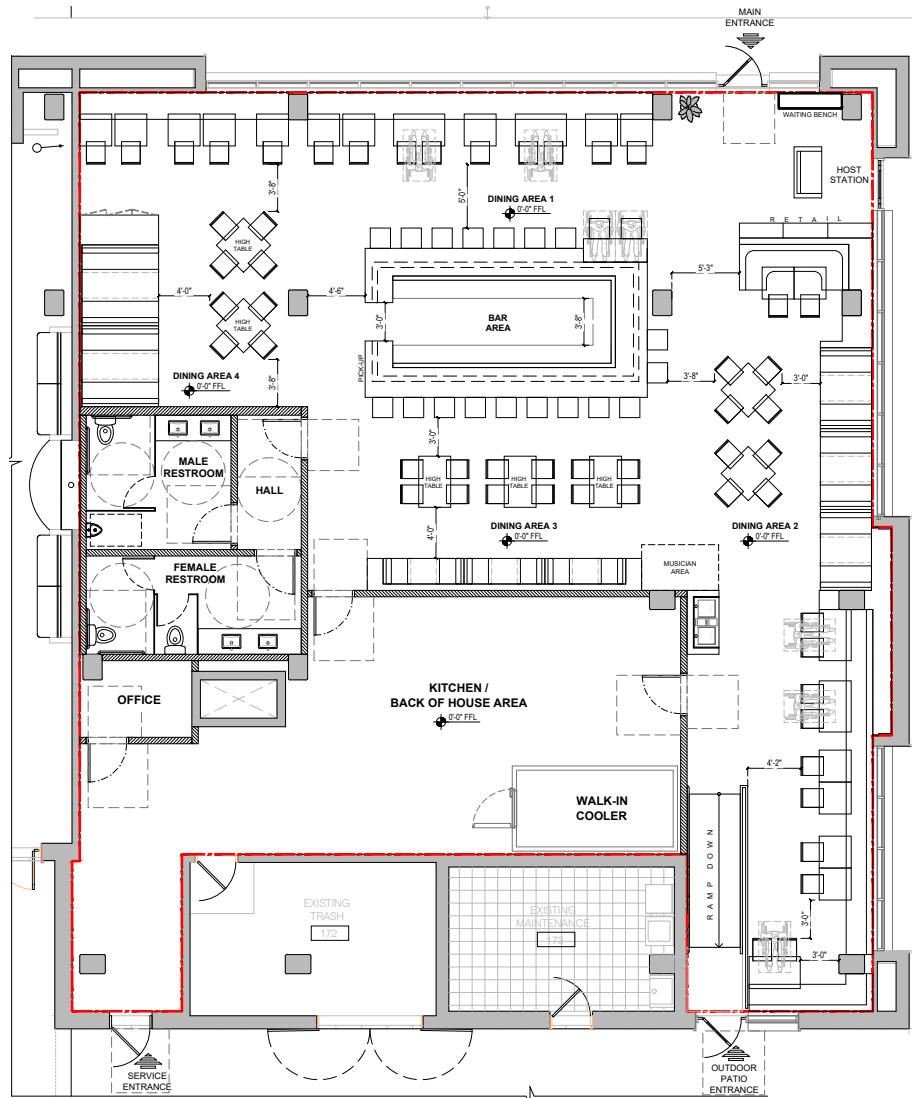
Total: 4,261 rsf (3,929 usf)

RESTAURANT FIT PLAN

TABLE COUNT	
INTERNAL TABLE COUNT	36
PATIO TABLE COUNT	11
TOTAL NO. TABLE COUNT	47

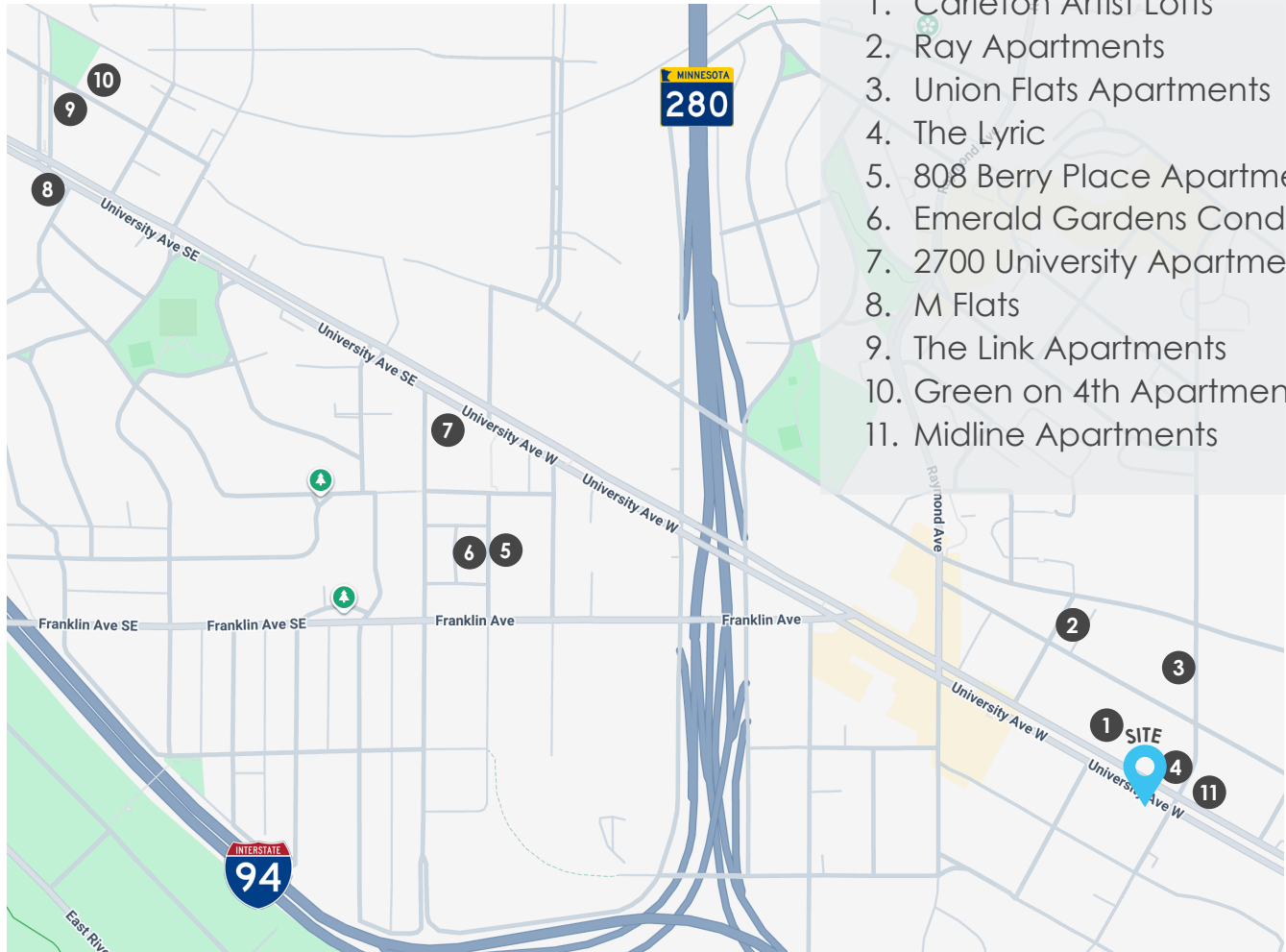
SEAT COUNT	
INTERNAL SEAT COUNT	110
BAR SEAT COUNT	20
PATIO SEAT COUNT	44
TOTAL NO. SEAT COUNT	174

DINING AREA	2412.07	SQ. FT.
BAR AREA	238.08	SQ. FT.
BACK OF HOUSE AREA	988.76	SQ. FT.
RESTROOM AREA	314.99	SQ. FT.
OUTDOOR PATIO DINING	770.99	SQ. FT.
TOTAL AREA	4724.89	SQ. FT.



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APARTMENTS NEARBY

1. Carleton Artist Lofts
2. Ray Apartments
3. Union Flats Apartments
4. The Lyric
5. 808 Berry Place Apartments
6. Emerald Gardens Condos
7. 2700 University Apartments
8. M Flats
9. The Link Apartments
10. Green on 4th Apartment
11. Midline Apartments

“ Located in the heart of the rapidly growing University Avenue corridor, this space is surrounded by thousands of new apartments and major employers.

With strong daily traffic from nearby businesses and the University of Minnesota, this is a prime opportunity for a restaurant, café, or deli to meet growing demand.

The landlord is prepared to invest in the right operator. ”

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