

# 1246 University Avenue W

St. Paul, MN 55104

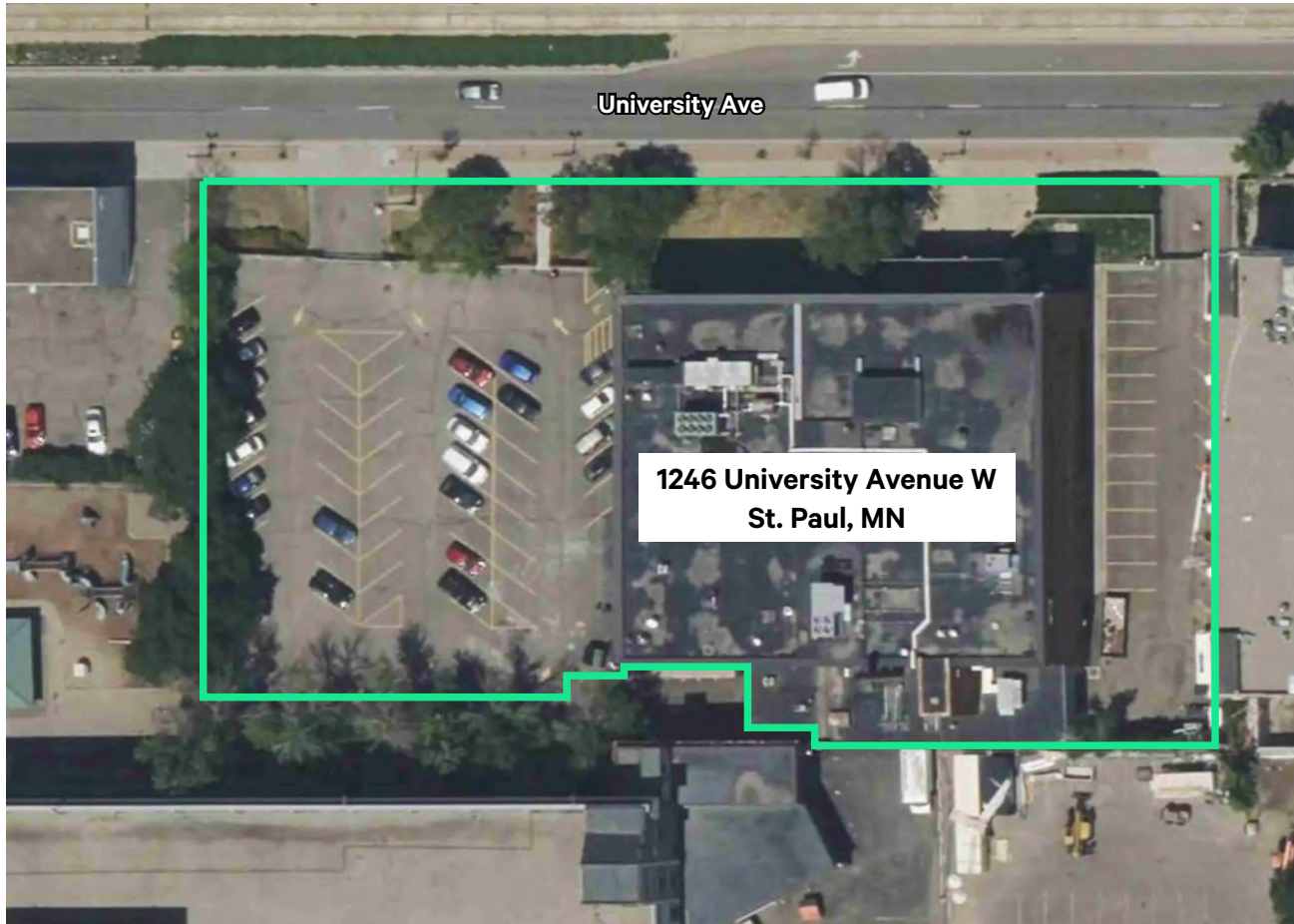
77,517 SF Available



# 1246 University Avenue W

St. Paul, MN 55104

For Sale



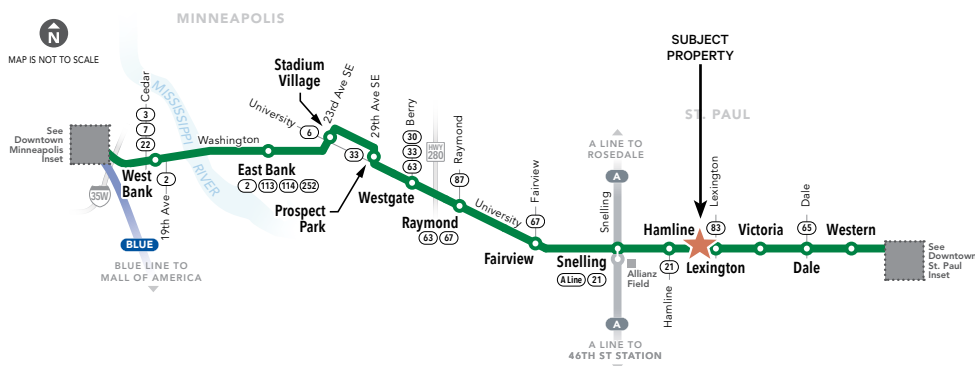
## Property Overview

- + Former Nuway site. Prior to that: BCA/State of MN
- + ~~\$4,995,000 offering price (\$65.44/sf)~~
- + \$3,750,000 new offering price (\$48.38/sf).
- + 77,517sf gross per Ramsey County
- + 1929 Built then renovated multiple times
- + Surface parking lot on either side of the property with 78 stalls
- + Four floors. No lower level. Two elevators. Three stairwells
- + Two drive in garage total stalls estimated 3. Used more for equipment storage.
- + Diesel back-up generator. Fiber at building
- + Partially sprinklered. Boiler replaced 2019
- + In patient rehabilitation center. Studs are up, bathrooms are roughed in"
- + Ceiling heights: 10.5-12 feet
- + 355 feet along University Ave. 191 feet deep. 1.561 acres
- + Zoning is T-4 Traditional Neighborhood. Construction type IIA; Occupancy Classification: Institutional I-1 Condition 2
- + In Opportunity Zone - [Zoning Code](#) & [Zoning Map](#)
- + Near Lexington Station and Hamline Station (light rail), Super Target, Allianz Stadium. Good visibility on University Avenue
- + New residential housing projects next door and in the neighborhood (Twelve 22 Apartments; The Nine at Lexington Station; Hamline Station; Etc)
- + PID: 34-29-23-42-0002.
- + Seller: Nuway 1246 LLC. Non-profit owned
- + Large training rooms. Numerous conference rooms. Breakrooms
- + Was previously multi-tenant
- + Floors 1-3 move in condition office space
- + Near parks, schools, retail, restaurants, bus stops, other nonprofit headquarters, etc.
- + Signage opportunities
- + Buyer agents welcome
- + 14 existing restrooms on floors 1-3 plus additional planned on 4th floor
- + Capital spend on building: \$2M
- + Designed for 42 beds on 4th floor plus expansion space

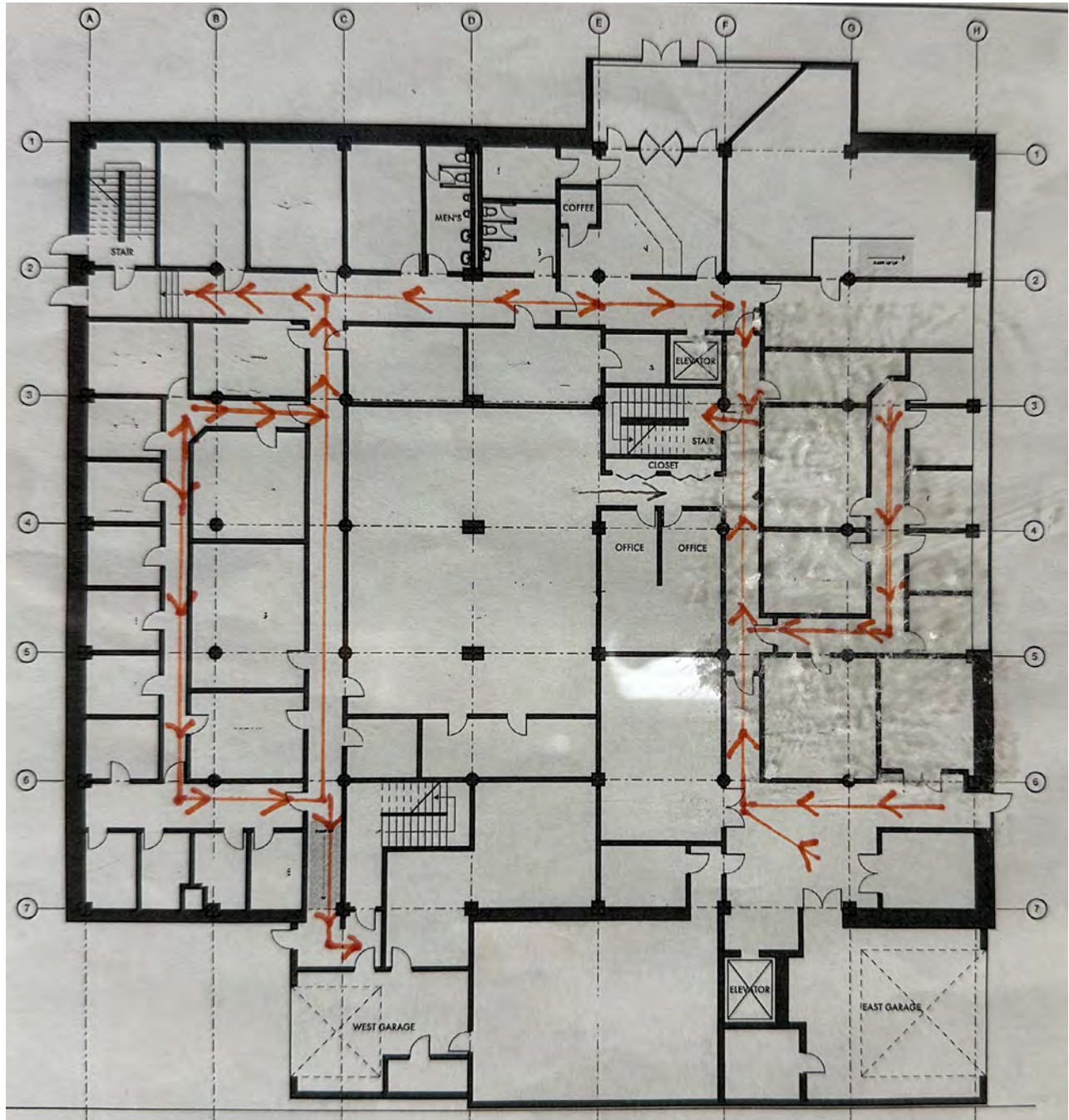
Area Map



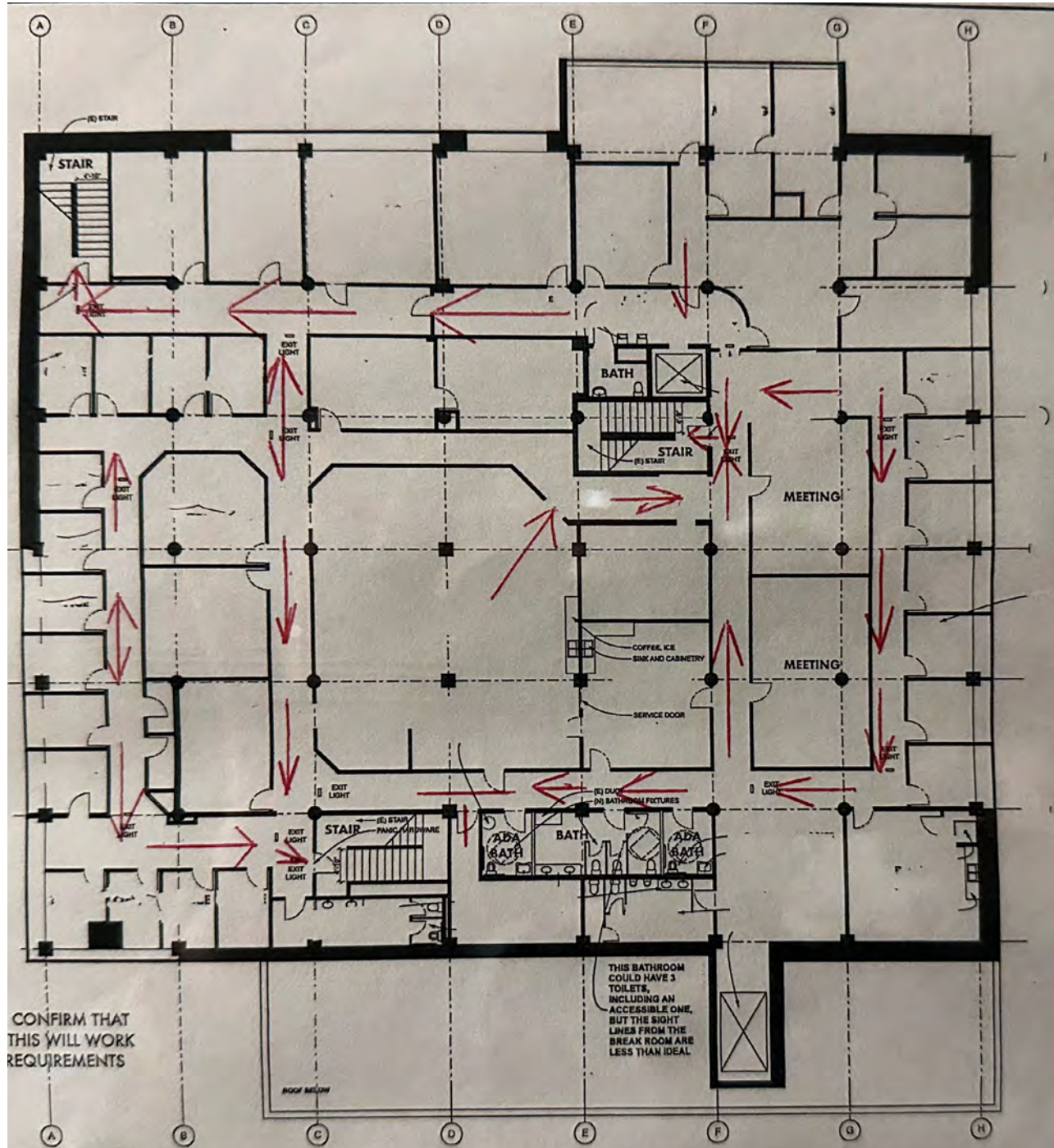
Effective 3/18/23



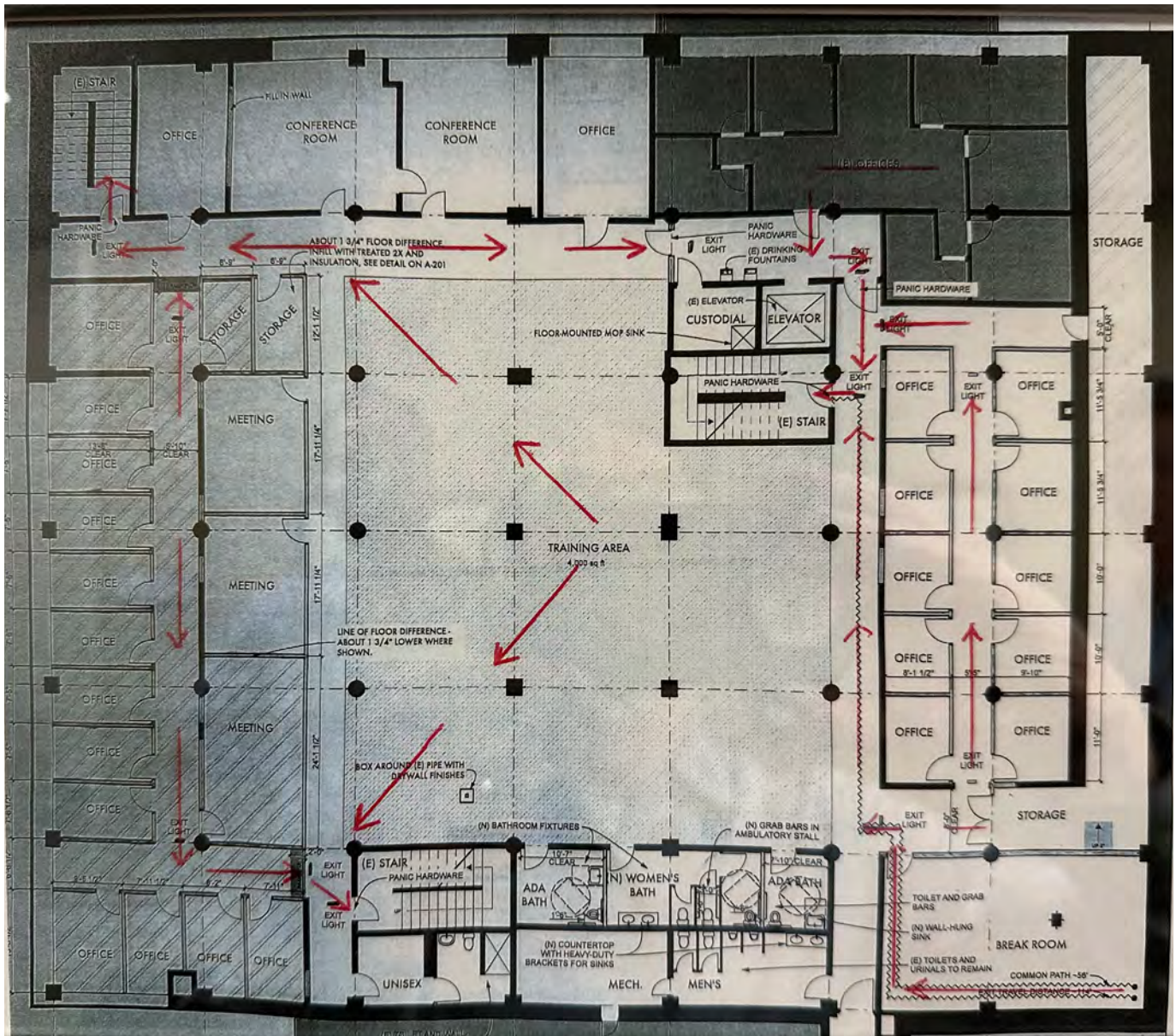
Floor Plans - 1st Floor



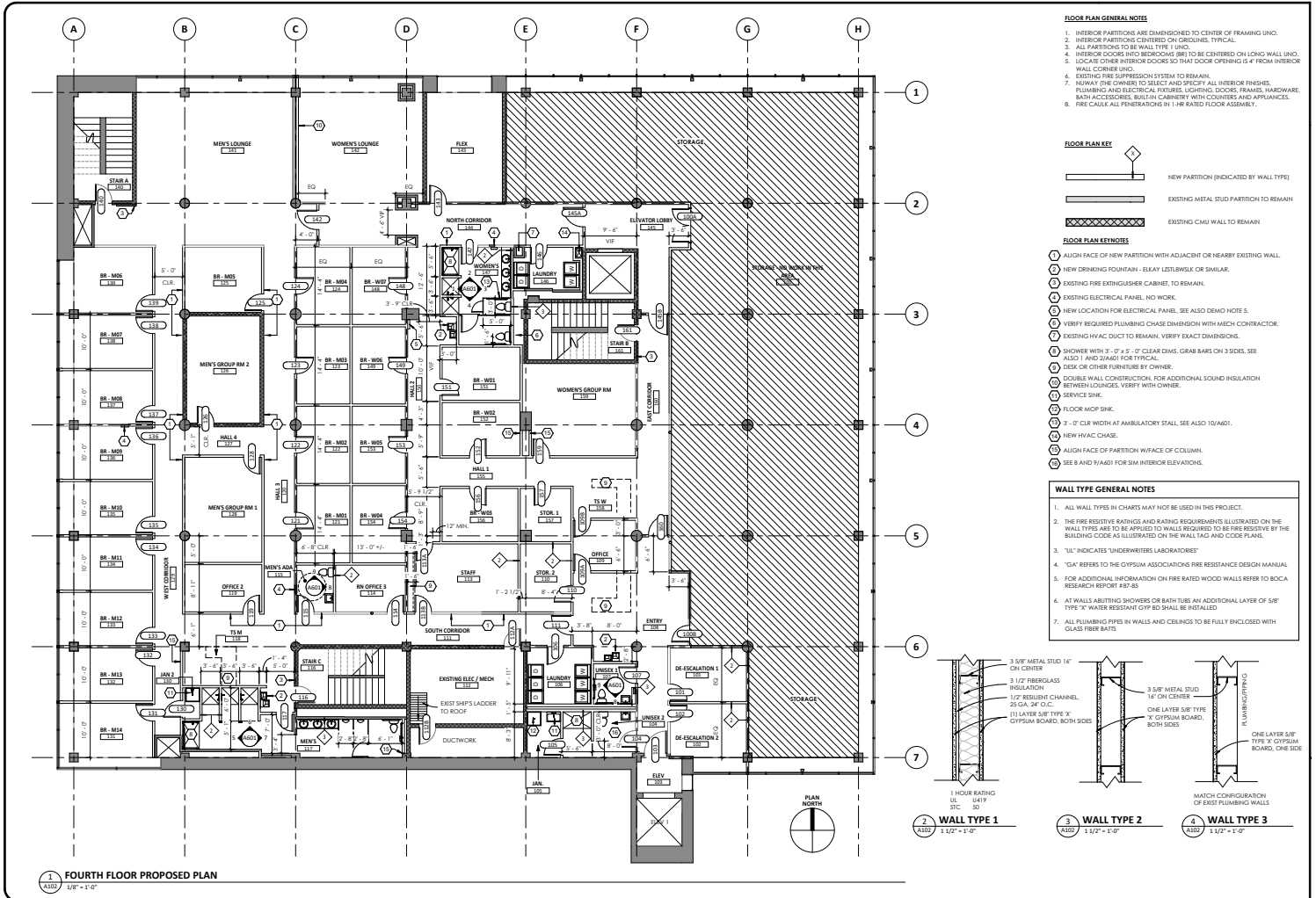
# Floor Plans - 2nd Floor



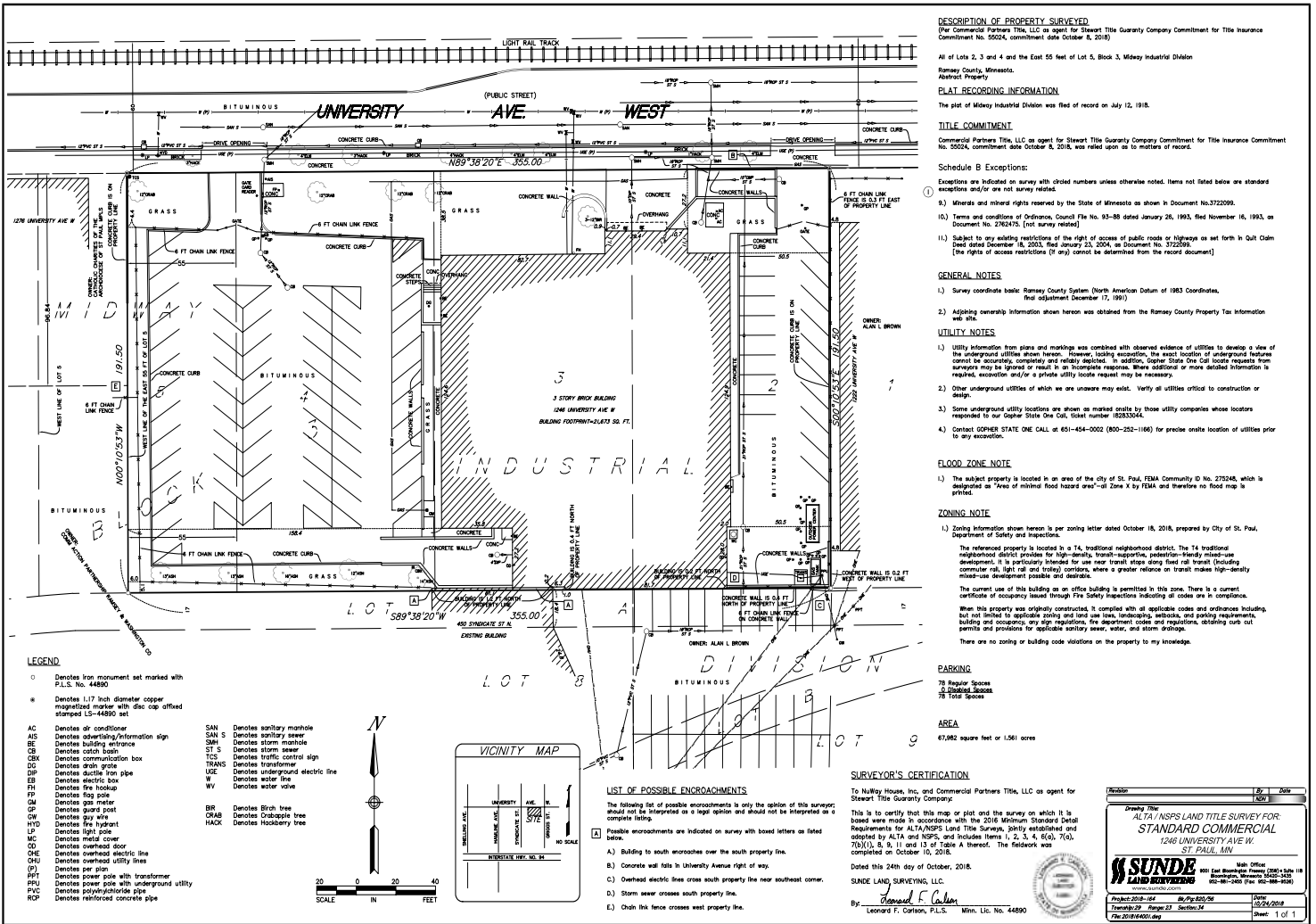
# Floor Plans - 3rd Floor



Floor Plans - 4th Floor



Site Plan



**DESCRIPTION OF PROPERTY SURVEYED**  
 (Per Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company Commitment for Title Insurance Commitment No. 55024, commitment date October 8, 2018)

All of Lots 2, 3 and 4 and the East 55 feet of Lot 5, Block 3, Midway Industrial Division  
 Ramsey County, Minnesota.  
 Abstract Property

**PLAT RECORDING INFORMATION**  
 The plat of Midway Industrial Division was filed of record on July 12, 1918.

**TITLE COMMITMENT**  
 Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company Commitment for Title Insurance Commitment No. 55024, commitment date October 8, 2018, was relied upon as to matters of record.

**Schedule B Exceptions:**  
 Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

- 1) Minerals and mineral rights reserved by the State of Minnesota as shown in Document No. 3722099.
- 10) Terms and conditions of Ordinance, Council File No. 93-88 dated January 26, 1993, filed November 16, 1993, as amended October 18, 2003, filed January 23, 2004, as Document No. 3722099.
- 11) Subject to any existing restrictions of the right of access of public roads or highways as set forth in Quit Claim deed dated December 18, 2003, filed January 23, 2004, as Document No. 3722099. [The rights of access restrictions (if any) cannot be determined from the record document.]

**GENERAL NOTES**  
 1) Survey coordinate basic Ramsey County System (North American Datum of 1983 Coordinates, that adjustment December 17, 1991).

2) Adding ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site.

**UTILITY NOTES**  
 1) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, locating, excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Upper State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3) Some underground utility locations are shown as marked points by those utility companies whose locators responded to our Upper State One Call. (Sheet number: 8233344).

4) Contact UPPER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**FLOOD ZONE NOTE**  
 1) The subject property is located in an area of the city of St. Paul, FEMA Community ID No. 275246, which is designated as "Area of minimal flood hazard and" -all Zone X by FEMA and therefore no flood map is printed.

**ZONING NOTE**  
 1) Zoning information shown hereon is per zoning letter dated October 18, 2018, prepared by City of St. Paul, Department of Safety and Inspections.

The referenced property is located in a 14, traditional neighborhood district. The 14 traditional neighborhood district provides for high-density, transit-responsive, pedestrian-friendly mixed-use development. It is particularly intended for use near transit stops along fixed rail transit (including commuter rail, light rail and trolley) corridors, where a greater reliance on transit makes high-density mixed-use development possible and desirable.

The current use of this building as an office building is permitted in this zone. There is a current certificate of occupancy issued through Fire Safety Inspections indicating all codes are in compliance.

When this property was originally constructed, it complied with all applicable codes and ordinances including, but not limited to applicable zoning and land use laws, building setbacks and parking requirements, building and occupancy, any sign regulations, the department codes and regulations, obtaining cuts out permits and provisions for applicable sanitary sewer, water, and storm drainage.

There are no zoning or building code violations on the property to my knowledge.

**PARKING**  
 78 Regular Spaces  
 0 Disabled Spaces  
 78 Total Spaces

**AREA**  
 67,982 square feet or 1.561 acres

**SURVEYOR'S CERTIFICATION**  
 To NuWay House, Inc. and Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company:

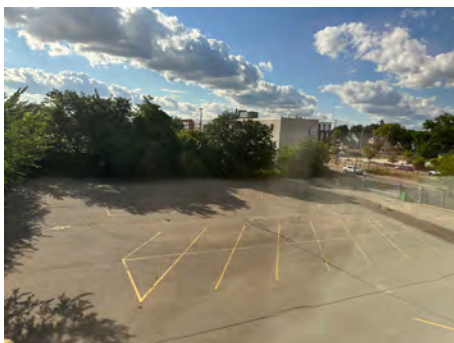
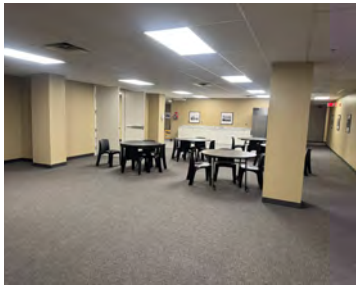
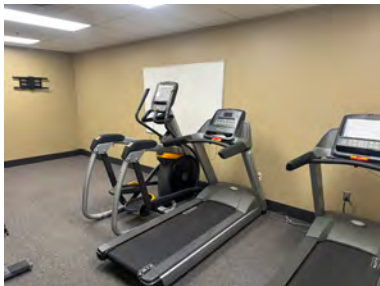
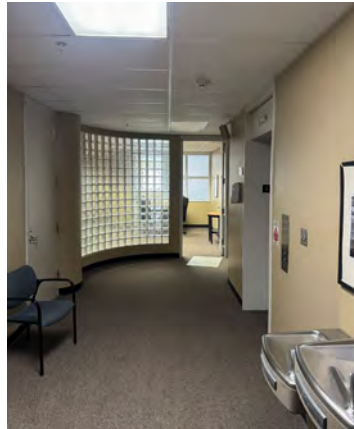
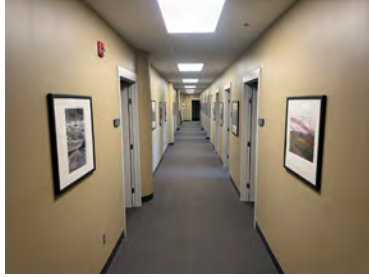
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on October 10, 2018.

Dated this 24th day of October, 2018.  
 SUNDE LAND SURVEYING, LLC.

By: *Gregory E. Colwell*  
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 14890

Revision	By	Date
Drawing Title <b>ALTA/NSPS LAND TITLE SURVEY FOR:                  STANDARD COMMERCIAL</b> 1246 UNIVERSITY AVE W ST. PAUL, MINN.		
Product: 2018-001	By: P/B 603/536	Drawn: 10/24/2018
Project: 23 - Range 23 - Section 34	Drawn: 10/24/2018	Sheet: 1 of 1
The 2018/04/01 day		

Additional Photos



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For Sale

## Neighboring Buildings



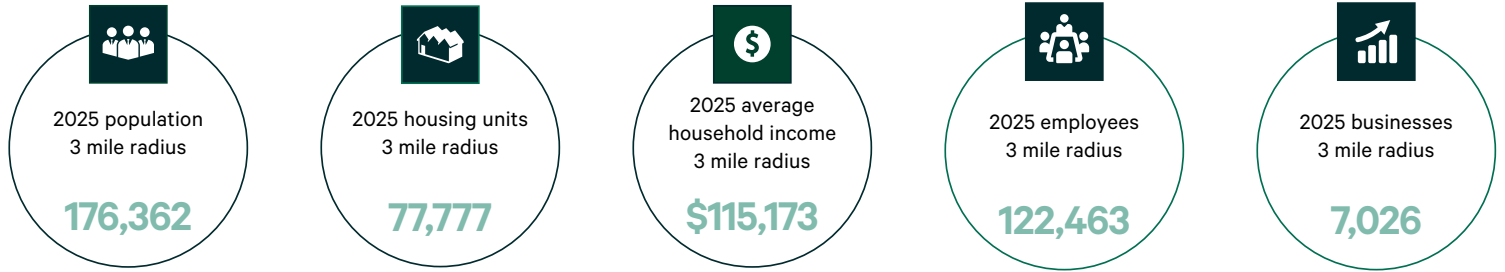
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## Neighboring Buildings



## Area Demographics



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	25,475	176,362	426,972
2030 Population - Five Year Projection	25,992	179,112	433,058
2020 Population - Census	24,339	171,665	420,392
2010 Population - Census	22,765	160,466	382,875
2020-2025 Annual Population Growth Rate	0.87%	0.52%	0.30%
2025-2030 Annual Population Growth Rate	0.40%	0.31%	0.28%
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	10,171	72,837	173,254
2030 Households - Five Year Projection	10,349	73,708	175,704
2020 Households - Census	9,740	71,261	170,563
2010 Households - Census	8,955	66,048	153,413
2020-2025 Compound Annual Household Growth Rate	0.83%	0.42%	0.30%
2025-2030 Annual Household Growth Rate	0.35%	0.24%	0.28%
2025 Average Household Size	2.38	2.29	2.34
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$99,289	\$115,173	\$105,271
2030 Average Household Income	\$108,863	\$125,409	\$114,712
2025 Median Household Income	\$71,092	\$79,431	\$76,134
2030 Median Household Income	\$77,382	\$86,396	\$82,337
2025 Per Capita Income	\$39,607	\$47,751	\$42,799
2030 Per Capita Income	\$43,296	\$51,798	\$46,617
<b>HOUSING UNITS</b>			
<b>2025 Housing Units</b>	<b>10,895</b>	<b>77,777</b>	<b>184,083</b>
2025 Vacant Housing Units	724 6.6%	4,940 6.4%	10,829 5.9%
2025 Occupied Housing Units	10,171 93.4%	72,837 93.6%	173,254 94.1%
2025 Owner Occupied Housing Units	4,521 41.5%	34,861 44.8%	81,054 44.0%
2025 Renter Occupied Housing Units	5,650 51.9%	37,976 48.8%	92,200 50.1%
<b>EDUCATION</b>			
<b>2025 Population 25 and Over</b>	<b>16,657</b>	<b>119,417</b>	<b>276,256</b>
HS and Associates Degrees	7,177 43.1%	43,277 36.2%	110,071 39.8%
Bachelor's Degree or Higher	8,242 49.5%	68,990 57.8%	144,165 52.2%
<b>PLACE OF WORK</b>			
2025 Businesses	1,040	7,026	15,882
2025 Employees	11,525	122,463	282,376

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## Contact Us

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