



FOR SALE

2336 W TERRITORIAL RD  
ST. PAUL, MN 55114

**Results**  
COMMERCIAL  
RE/MAX RESULTS

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**2336 WEST TERRITORIAL ROAD**  
SAINT PAUL, MN 55114

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## PROPERTY INFORMATION



# PROPERTY DESCRIPTION

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## PROPERTY DESCRIPTION

Results Commercial is pleased to offer For Sale a VACANT Unique Industrial / Mixed-Use Opportunity in the heart of the Twin Cities. Located just off University Avenue and within walking distance to the Raymond Ave Green Line Station, this site offers a rare combination of functionality, visibility, and future redevelopment flexibility. Zoned T3 Traditional Neighborhood—one of Saint Paul's most flexible districts—this property is primed for adaptive reuse or creative repositioning.

Main Floor features 15,872 SF of functional industrial space with open floor layout, multiple points of access, and high utility for light manufacturing, fabrication, storage, or creative office uses.

Lower Level includes approx. 3,808 SF of additional space with direct access, offering opportunity for warehousing, fulfillment, or expansion needs.

Zoned T3 Traditional Neighborhood – allows for a broad mix of uses including residential, office, commercial, light industrial, and mixed-use redevelopment (see zoning page in Offering Memorandum for permitted uses).

Lot Size: 16,553 SF (0.38 Acres)

Located in a dynamic urban corridor near the Creative Enterprise Zone, University of St. Thomas, and St. Paul's transit grid. Easy access to Hwy 280, I-94, and downtown Minneapolis & Saint Paul.

Bankruptcy Sale. Subject to Overbid and Court Confirmation. For Questions Regarding the Bankruptcy Sales Process and Time Frames, Contact Listing Brokers.

Contact Listing Broker Mark Hulsey at [mark@resultscommercial.com](mailto:mark@resultscommercial.com) for questions, more information, and tours.

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	19,680 SF
Lot Size:	16,553 SF
Price / SF:	\$83.84
Year Built:	1944
Zoning:	T-3

## PROPERTY HIGHLIGHTS

- VACANT Industrial / Mixed-Use
- Zoning: T3 – Traditional Neighborhood
- Building Size: 19,680 SF
- Main Level SF: 15,872 SF
- Lower-Level SF: 3,808 SF
- Prime St. Paul Location Just Off University Ave W Surrounded by Many Successful Businesses and Retailers
- Easy Access to Hwy 280, I-94, and Both Downtowns (Minneapolis & St. Paul)
- Bankruptcy Sale. Subject to Overbid and Court Confirmation. For Questions Regarding the Bankruptcy Sales Process and Time Frames, Contact Listing Brokers.

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# ADDITIONAL PHOTOS

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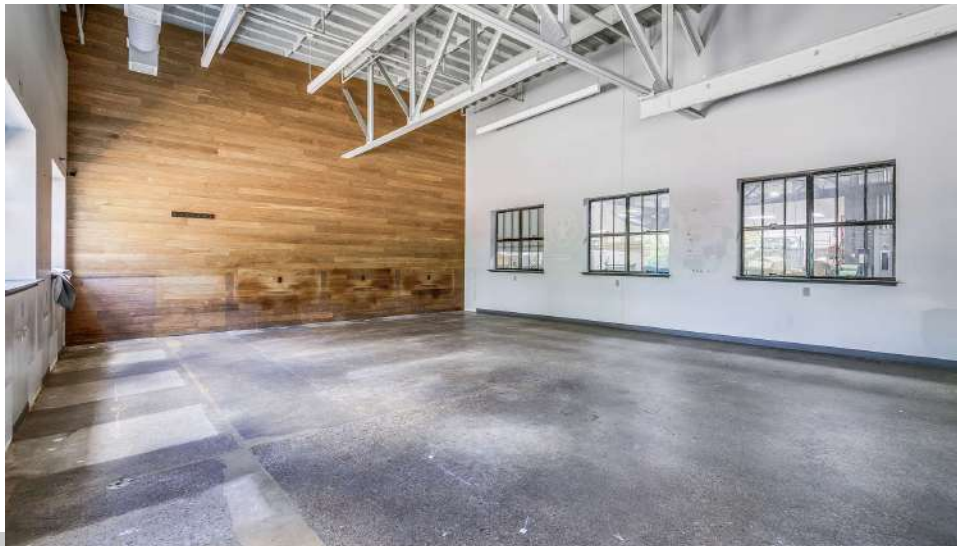
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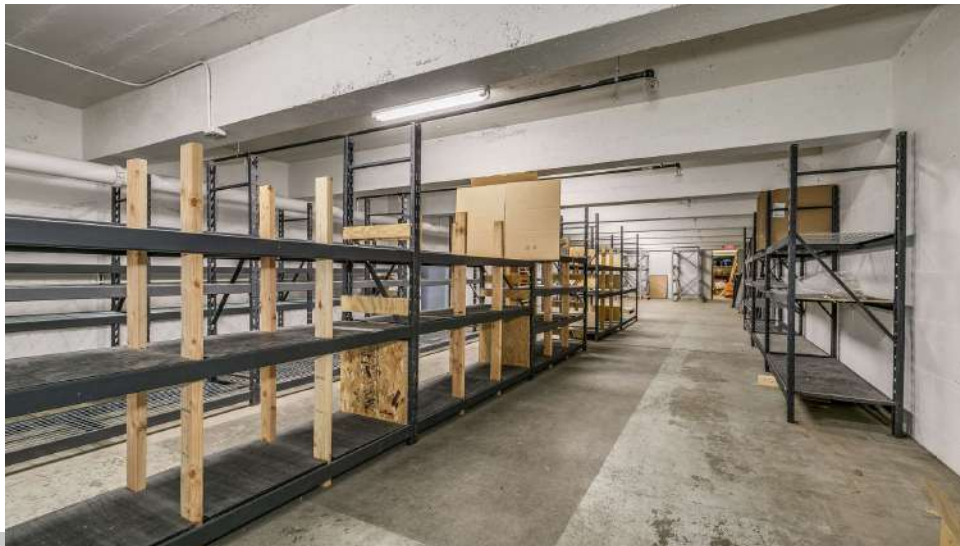
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# ADDITIONAL PHOTOS

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# ADDITIONAL PHOTOS

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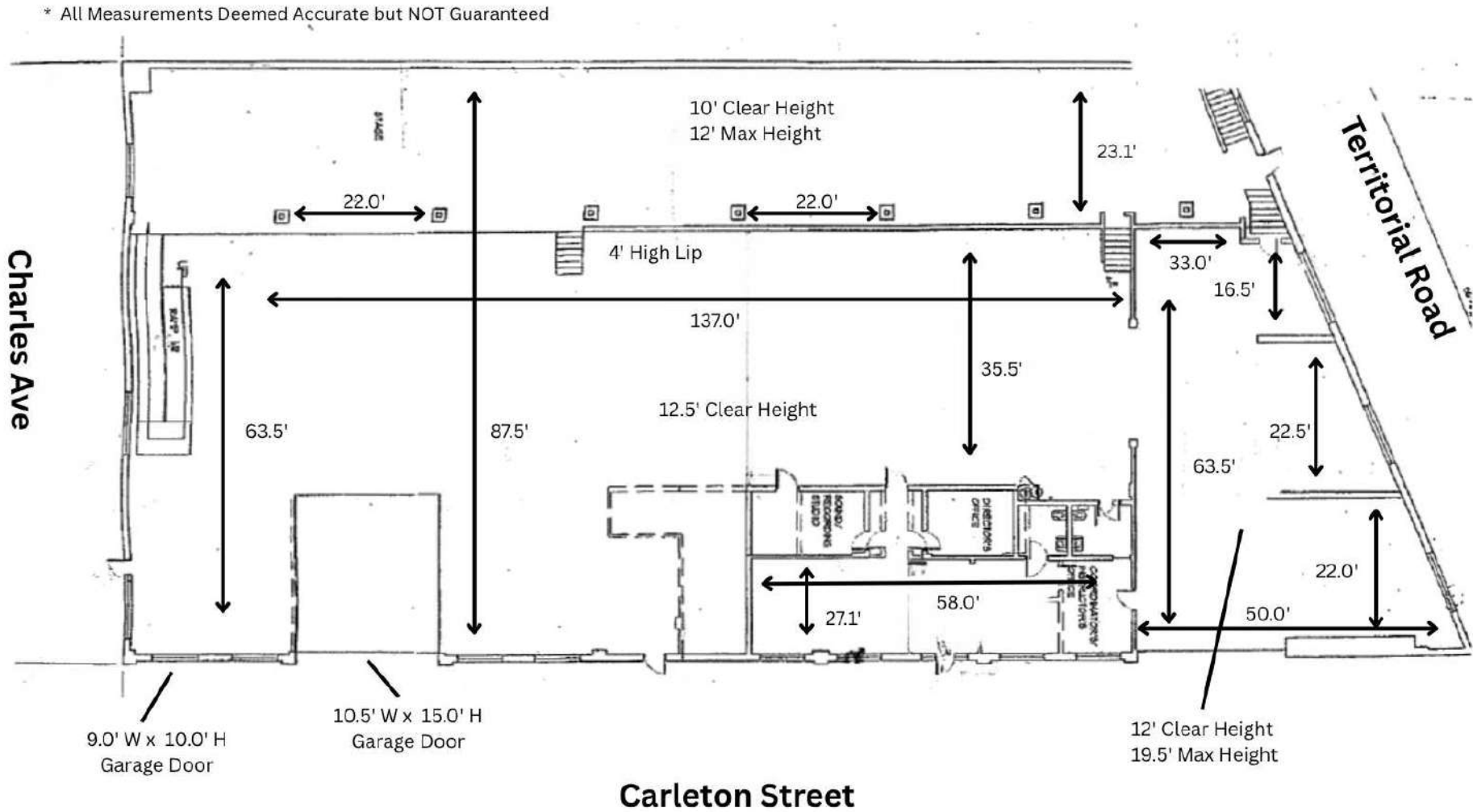
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# FLOOR PLANS

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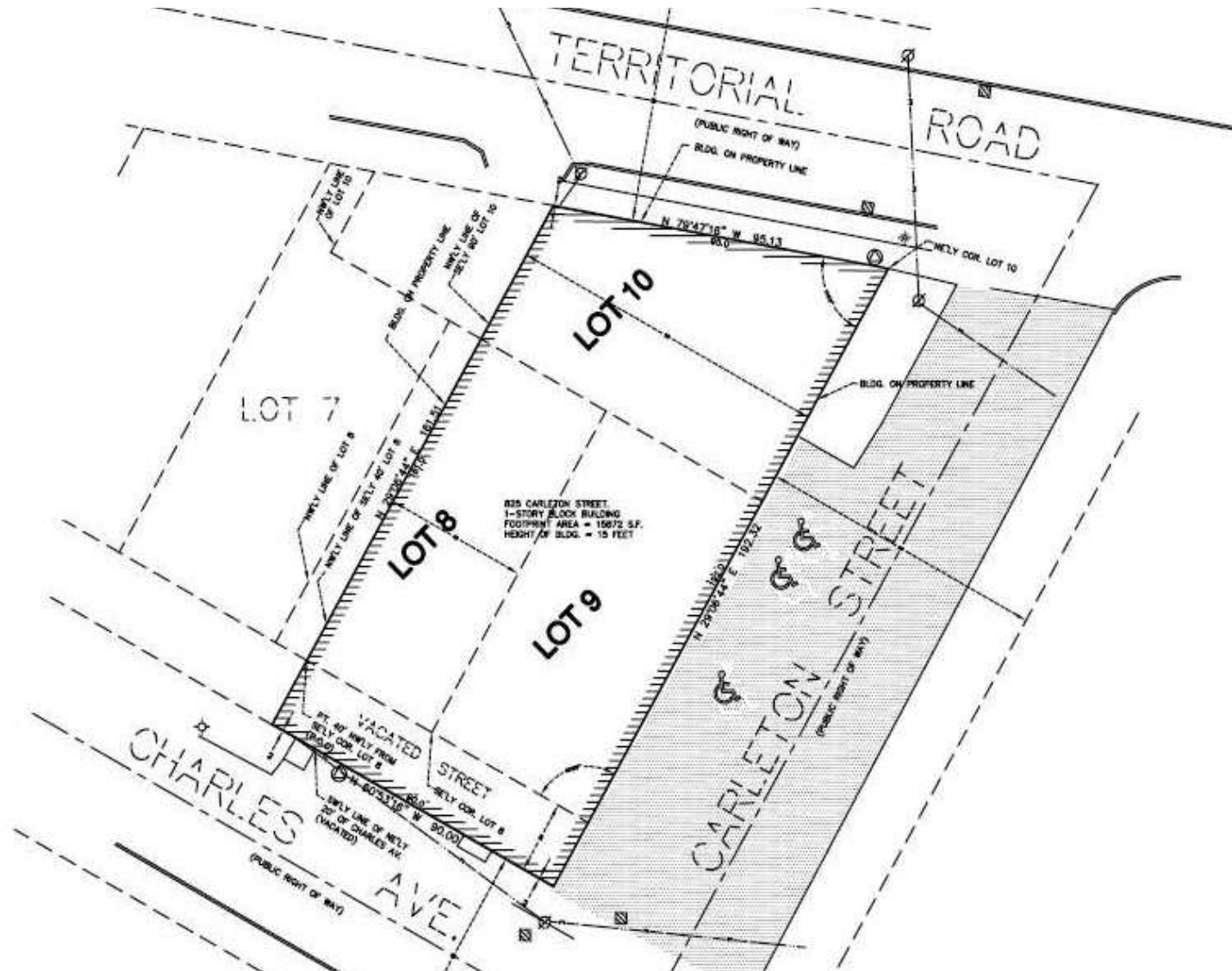
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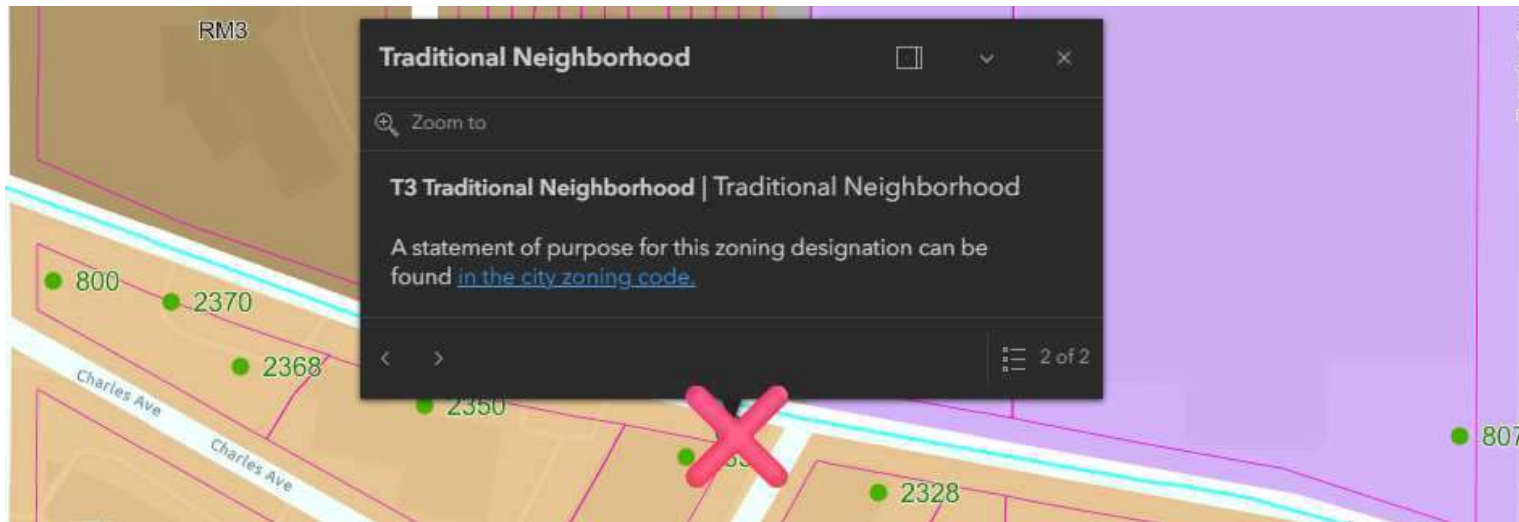
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# ZONING INFORMATION

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## T3 TRADITIONAL NEIGHBORHOOD

The subject property is zoned T3 Traditional Neighborhood, one of Saint Paul's most flexible and development-friendly districts. T3 encourages higher-density, mixed-use development that supports walkability, transit access, and urban design quality. Intended to foster compact, pedestrian-oriented environments.

Permitted uses within the T3 district are broad and well-suited for mixed-use redevelopment. Allowed uses include multifamily residential, townhomes, office, retail, restaurants, personal services, daycares, cultural institutions, and civic or community facilities. The district also accommodates artisan and limited production uses, provided they maintain a pedestrian-friendly frontage and comply with compatibility standards. This flexible use framework enables a diverse mix of residential and commercial activity that aligns with Saint Paul's goals for vibrant, transit-oriented neighborhoods.

The district permits building heights typically up to 55 feet, with potential for additional height through a Conditional Use Permit, and supports reduced parking minimums near transit corridors. Setback and design standards are geared toward creating active street-level experiences and ensuring compatibility with surrounding neighborhoods. This zoning designation presents a compelling opportunity for developers to deliver impactful projects in line with Saint Paul's 2040 Comprehensive Plan.

**For more information, please visit: <https://www.stpaul.gov/departments/planning-and-economic-development/maps-and-data>**

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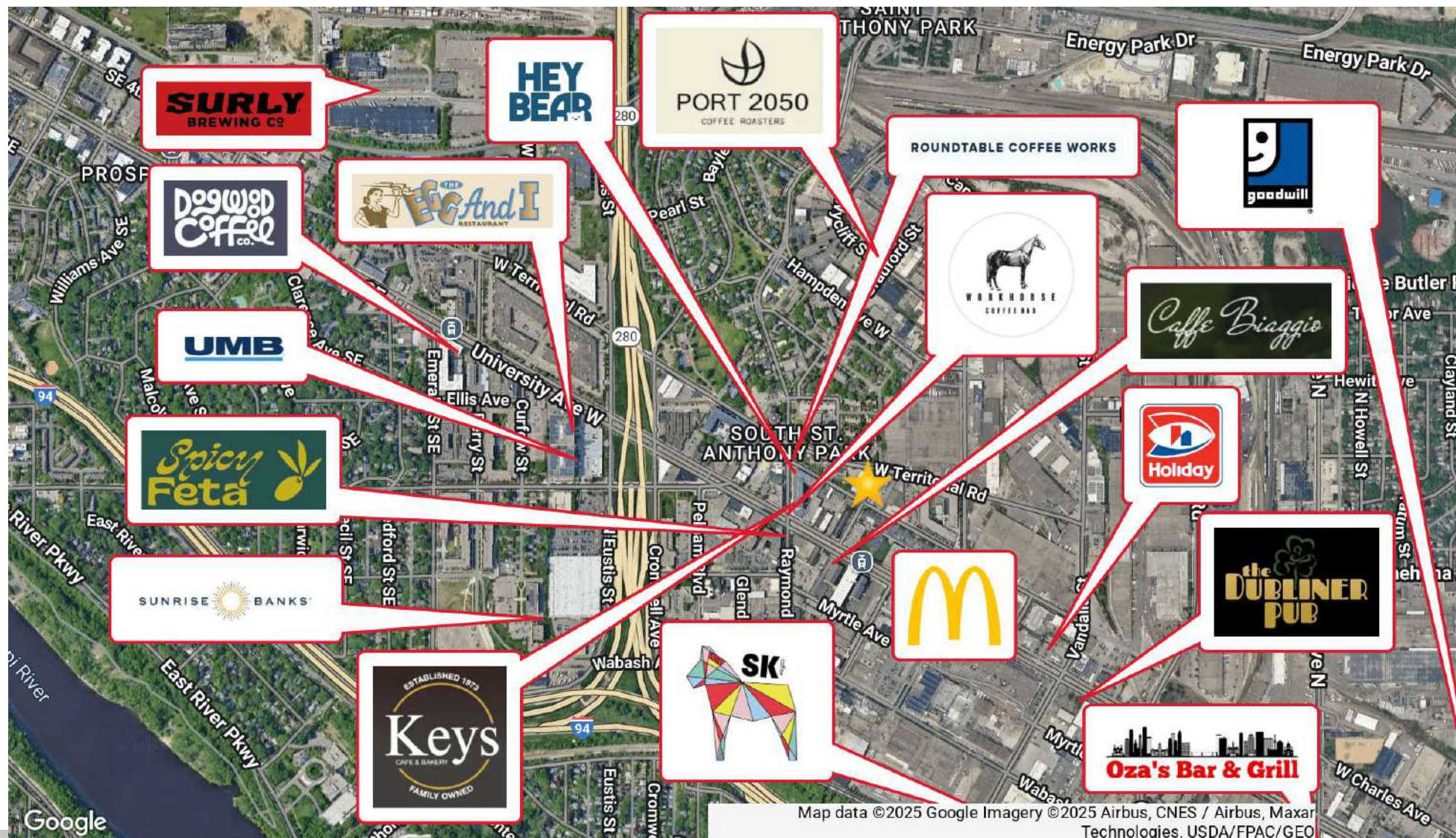
LOCATION INFORMATION



# RETAILER MAP

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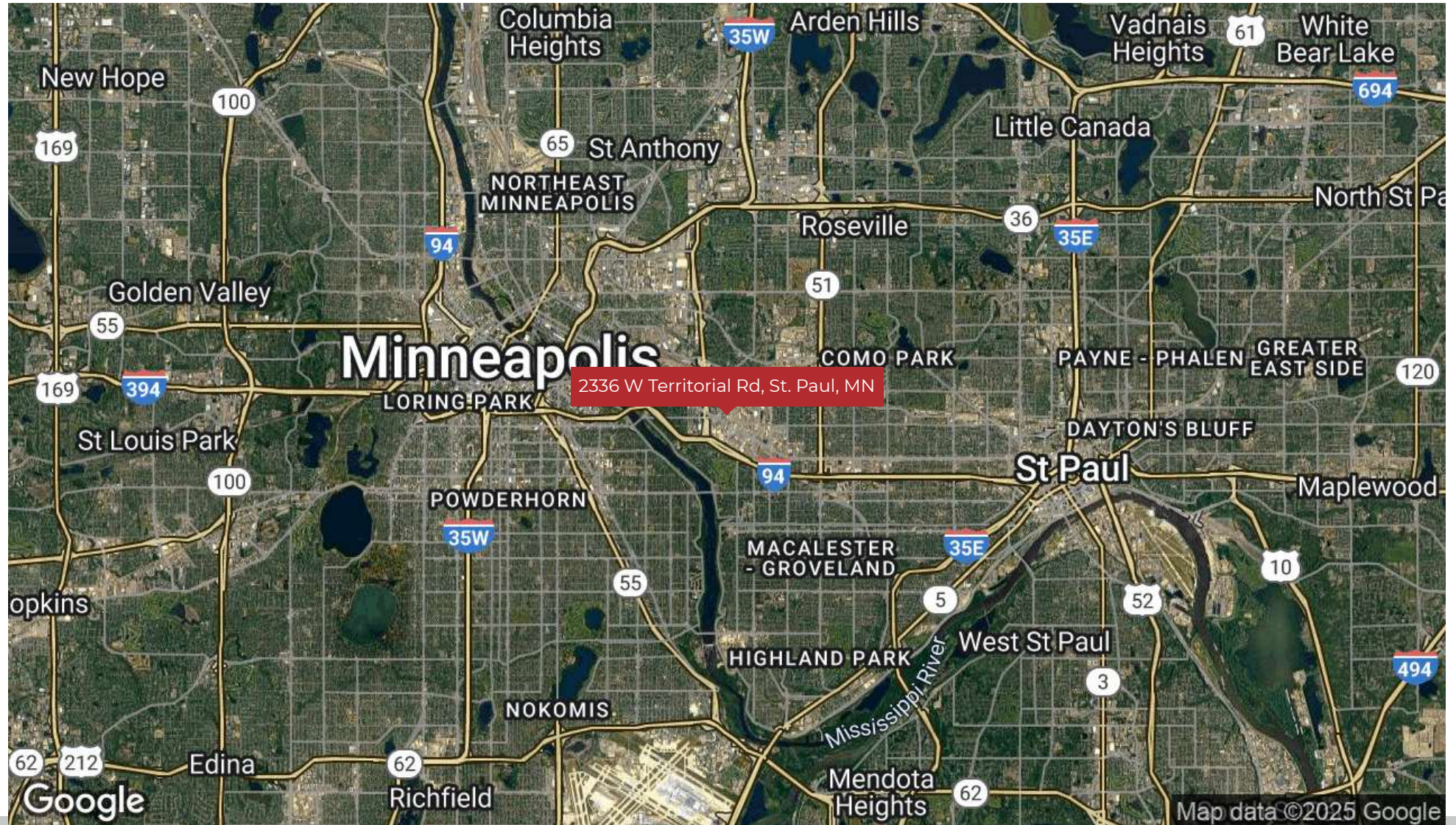
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# REGIONAL MAP

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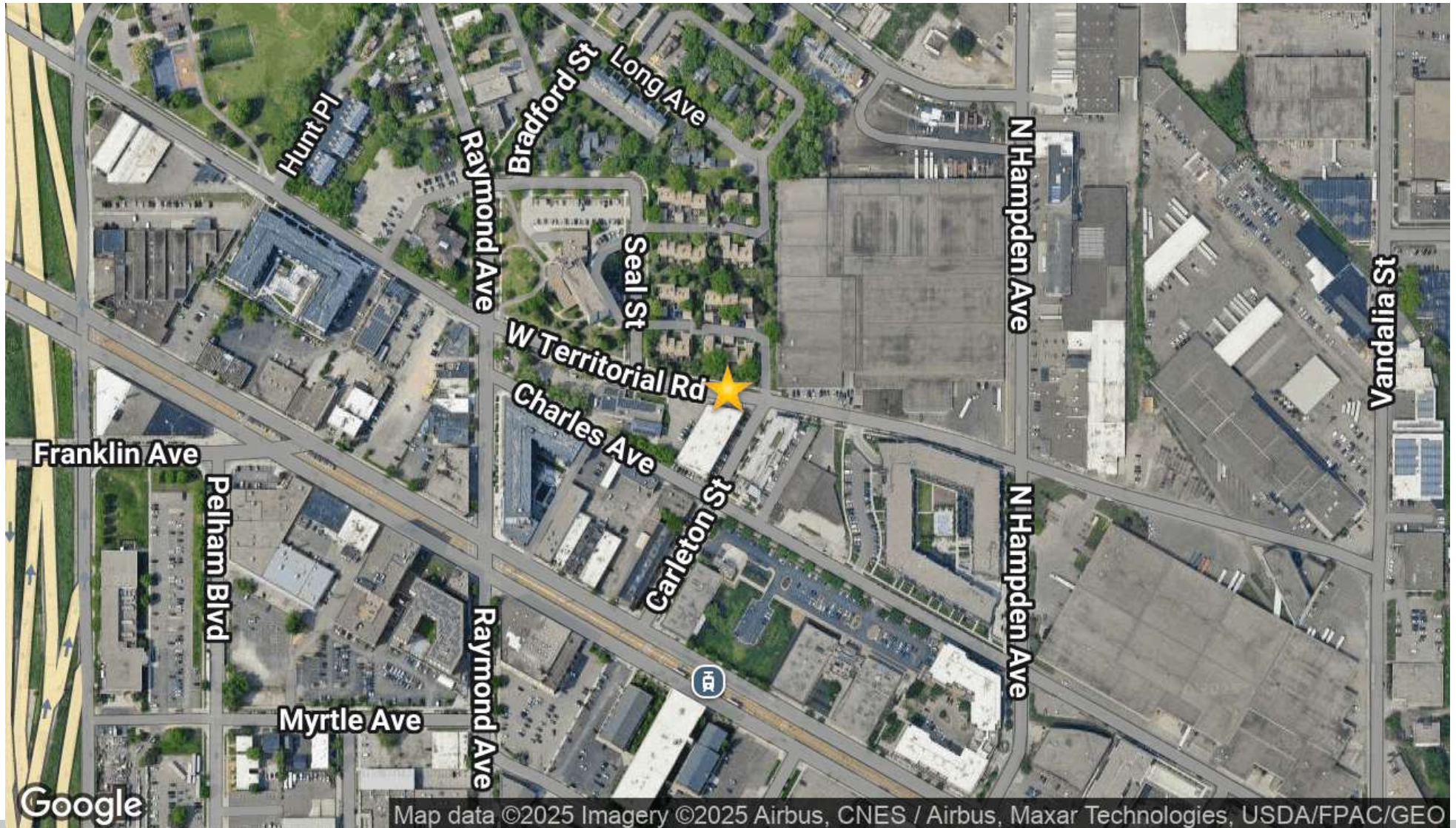
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# LOCATION MAP

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# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT

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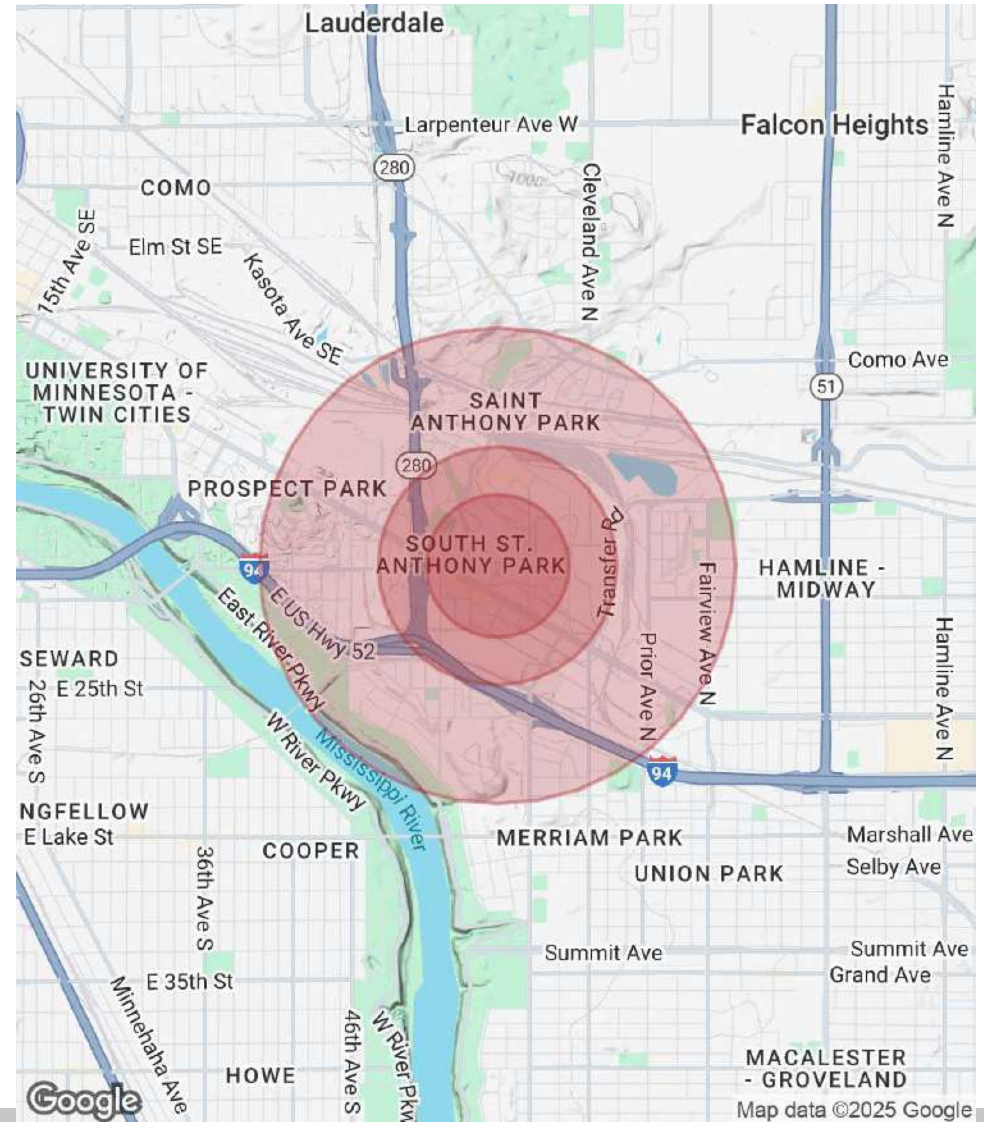
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,543	3,291	13,518
Average Age	34	34	36
Average Age (Male)	34	34	35
Average Age (Female)	33	33	36

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,473	1,846	6,471
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$69,911	\$75,835	\$96,037
Average House Value	\$365,805	\$379,028	\$407,721

Demographics data derived from AlphaMap



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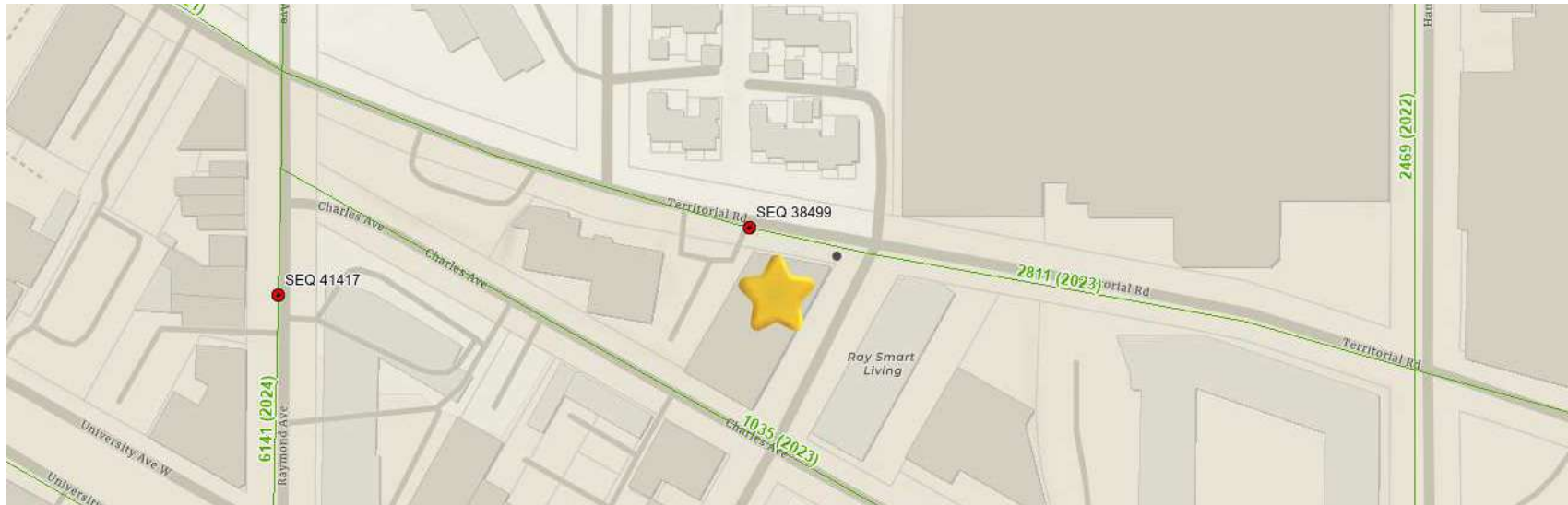
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# TRAFFIC COUNTS

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## TRAFFIC COUNTS

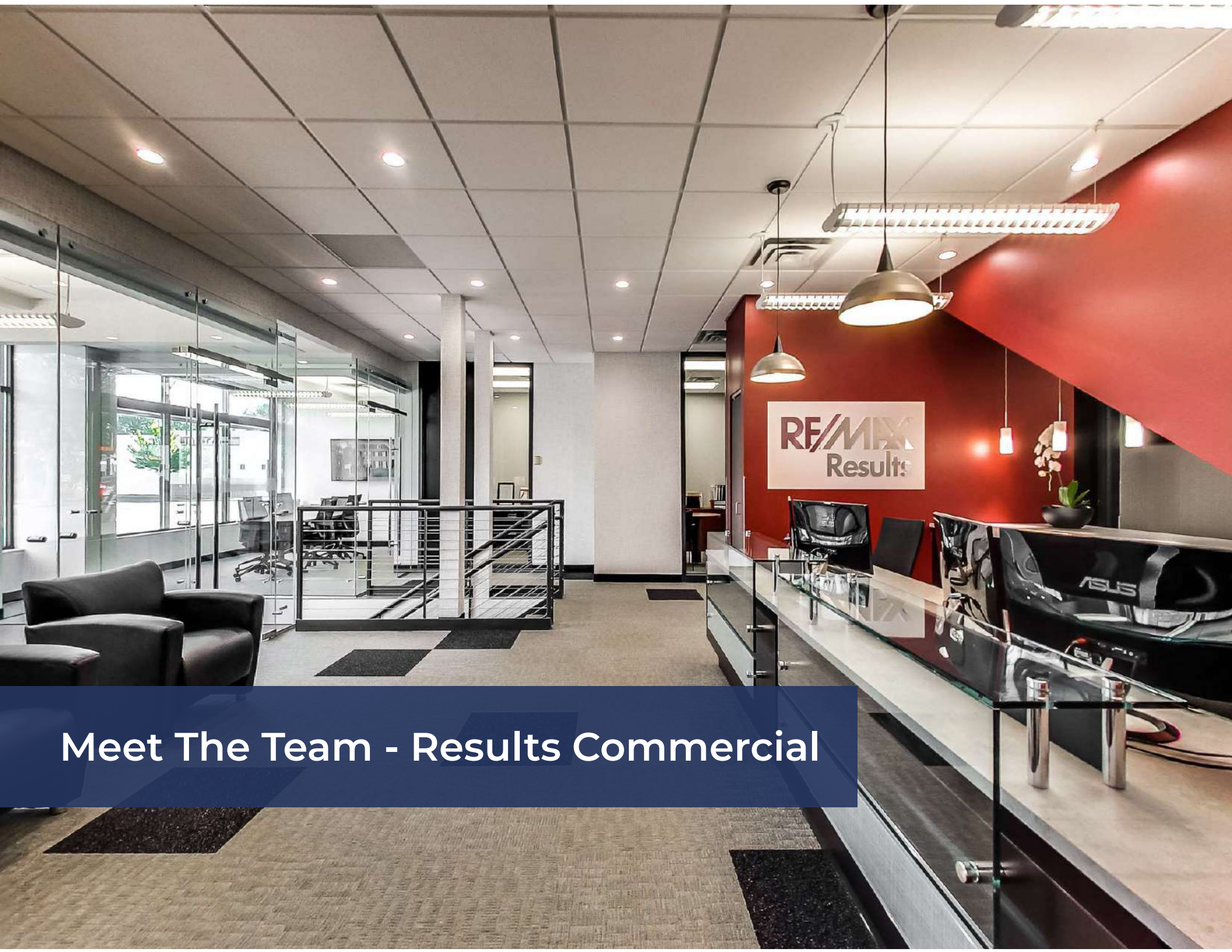
- Territorial Road: 2,811 Vehicles Per Day
- Charles Ave: 1,035 Vehicles Per Day
- Raymond Ave: 6,141 Vehicles Per Day
- Hampden Ave: 2,469 Vehicles Per Day

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Meet The Team - Results Commercial



# MEET THE TEAM

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