

St. Paul Park Development

950 3rd Street | St. Paul Park, MN

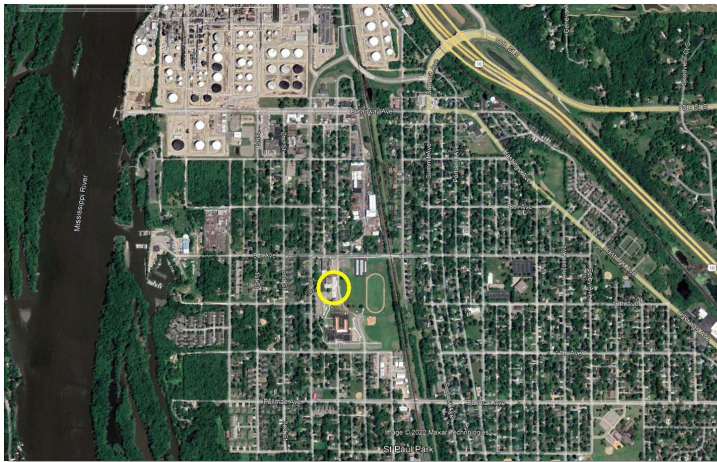
FOR SALE | REDEVELOPMENT



Highlights

- Prime Redevelopment Opportunity
- Current Flex Space
- Re-Zoning to R-4: High Density Residential Permitted & Modified to include Assisted Living Permitted with CUP
- 1.23 Acres
- 23,432 SF
- Abundant Shared Surface Parking
- Quiet Residential Neighborhood
- Adjacent to Community Pool & Nuevas Fronteras Spanish Immersion School

Surrounding Area



Average Daily Traffic Volumes:

- 3rd Street: 2,600 VPD
- 9th Avenue: 1,200 VPD
- Combined: 3,800 VPD
- 3 Miles from I-494

Demographics:

	2022 Estimate		
Miles	1	3	5
Population	4,488	53,235	121,247
Avg Income (\$)	94,278	102,308	107,624
Households	1,681	20,117	45,484

High Visibility

High Traffic

High Demand

For more information, please contact:

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All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

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FOR SALE | REDEVELOPMENT

Year Built / Renovated:

- 1960

Total Square Feet For Sale:

- 23,432 SF (gross)

Land:

- 1.23 Acres / 53,594 SF

Price:

- Negotiable

Adjacent Business:

- Office / Warehouse / Fitness / Senior Apartments

Real Estate Taxes:

- \$12,834.00 (2023)

Parking:

- Abundant On-site Surface Parking

Building Construction:

- Masonry Structural Steel Building

Utility Services:

- Gas / Electric: Xcel Energy
- Phone / Internet / TV: Comcast, Century Link

Zoning:

- R-4 High Density Residential
 - Single Family Dwelling
 - Two Family Dwelling
 - Townhouses
 - Condominiums & Apartments
- Conditional Use
 - Assisted Living
 - Neighborhood or Community Center
 - Public & Private Education Institutions
 - Religious Institutions



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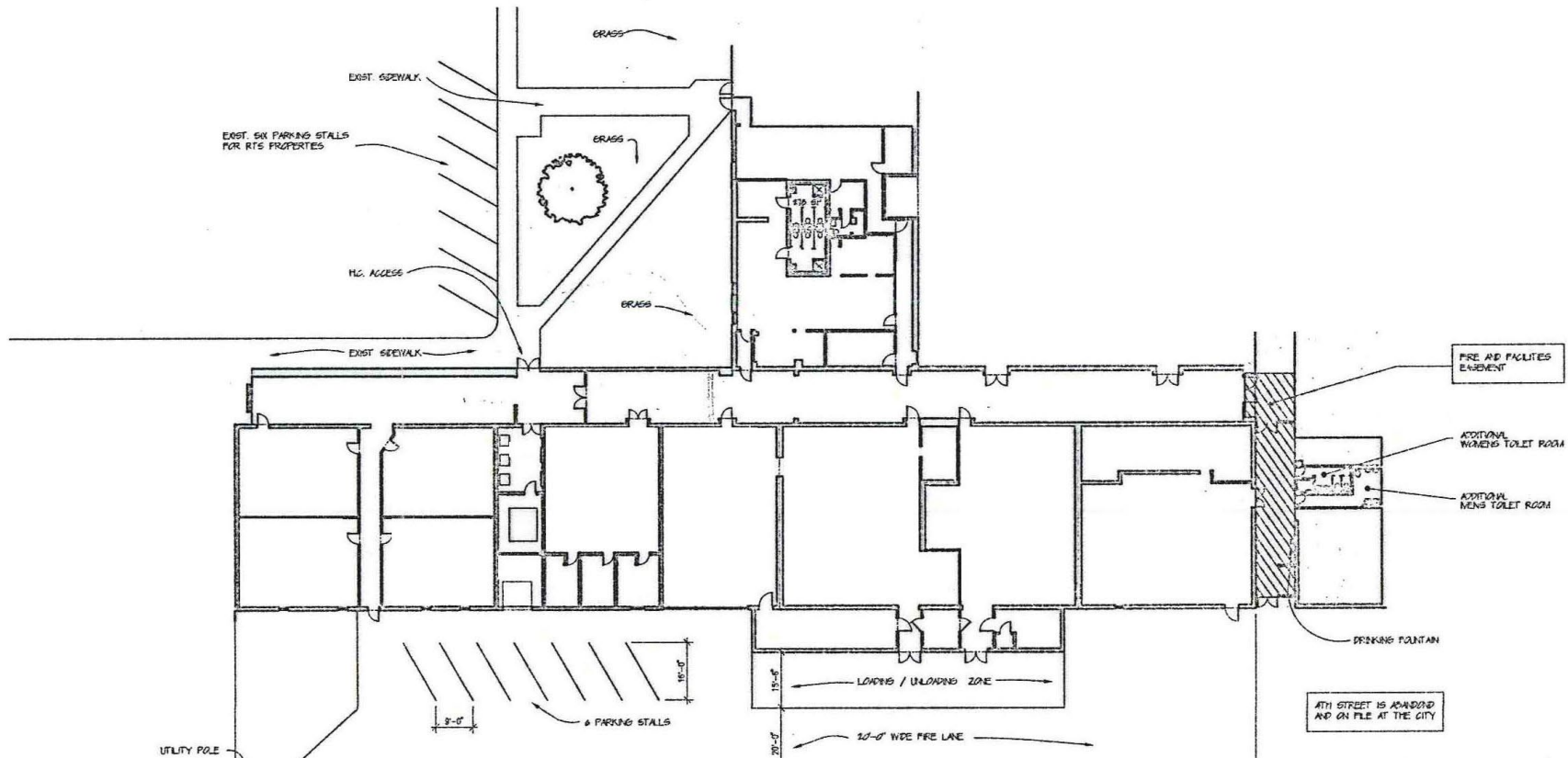
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Site Plan



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