



RELIGIOUS FACILITY

Possible
Repositioning/Redevelopment
Opportunity



FOR SALE

532 & 536
Snelling Ave S
St. Paul, MN 55116



Bob Valentine
Senior Advisor
952.412.5560
bvalentine@iagcommercial.com



Jeff LaFavre, CCIM, MCR
President
612.868.7429
jlafavre@iagcommercial.com

PROPERTY OVERVIEW

This property presents a prime commercial opportunity along one of the most traveled corridors in St. Paul. Situated on prominent Snelling Avenue frontage, this dual-parcel property offers exceptional visibility, strong daily traffic counts, and convenient access to surrounding neighborhoods and major thoroughfares. The site benefits from a dense and stable residential base, nearby retail and service businesses, and close proximity to parks, schools, and community amenities. Its strategic location provides easy connectivity to both downtown St. Paul and the greater Twin Cities metro area, positioning the property well for investors, owner-users, or redevelopment prospects. The property presents versatile opportunities for retail, office, mixed-use, as well as repositioning and redevelopment initiatives.

PROPERTY FEATURES

- Prime Snelling Avenue frontage
- Convenient access to major thoroughfares & the greater Twin Cities metro
- Excellent opportunity for continued use as a church, or for a variety of repurposing and redevelopment possibilities

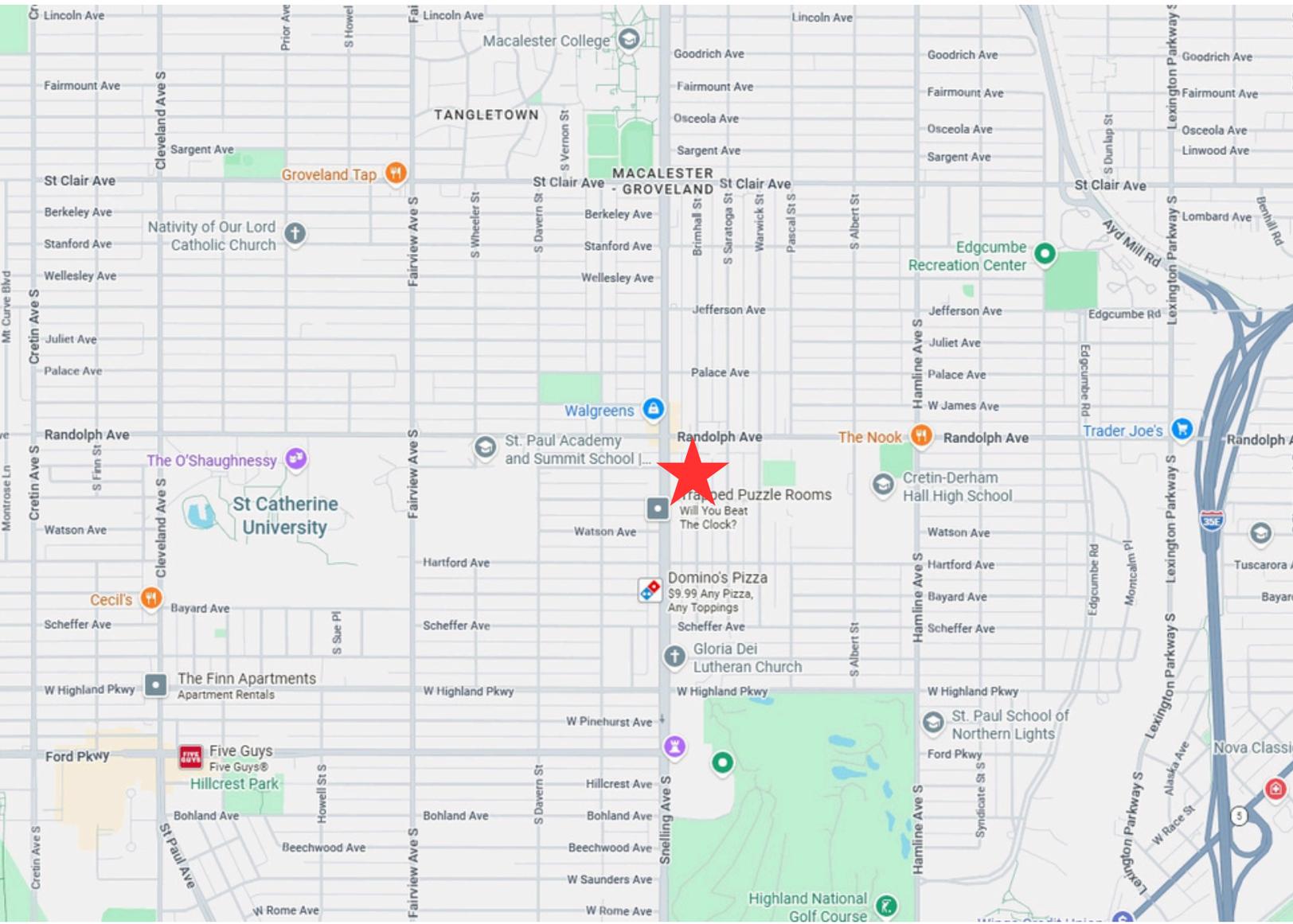
Address:	532 & 536 Snelling Ave S St. Paul, MN 55116
Building Size	Church: 7,200 SF House: 2,600 SF
Acreage:	0.31
List Price:	\$1,950,000
Zoning:	T-2 Traditional Neighborhood
County:	Ramsey



IAG COMMERCIAL
REAL ESTATE

www.iagcommercial.com





Fraged Puzzle Rooms
Will You Beat
The Clock?

Domino's Pizza
\$9.99 Any Pizza,
Any Toppings

Gloria Dei
Lutheran Church

The O'Shaughnessy
St Catherine
University

Five Guys
Five Guys®
Hillcrest Park

The Finn Apartments
Apartment Rentals

Cecil's

The O'Shaughnessy

Nativity of Our Lord
Catholic Church

Groveland Tap

Walgreens

St. Paul Academy
and Summit School

The Nook

Trader Joe's

Edgumbe
Recreation Center

TANGLETOWN

MACALESTER
- GROVELAND

Goodrich Ave

Fairmount Ave

Osceola Ave

Sargent Ave

Jefferson Ave

Juliet Ave

Palace Ave

W James Ave

Hartford Ave

Bayard Ave

Scheffer Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St

W Rome Ave

W Pinehurst Ave

Hillcrest Ave

Bohland Ave

Beechwood Ave

W Saunders Ave

W Rome Ave

W Highland Pkwy

Ford Pkwy

Alaska Ave

W Race St