

515 OHIO STREET

Urban Infill Assemblage Opportunity

3,000 SF Warehouse • 6,300 SF Vacant Land
Assignable ROFRs for 525 & 531 Ohio St

***Control a corner.
Shape the future.***

515 Ohio Street, St Paul, MN 55107

Luke Nilles

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MLS: #502054838

GOLD GROUP REALTY

1515 Glenwood Ave
Minneapolis, MN 55404
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The information contained herein has been given to us by the owner of the property or other sources deemed reliable.
All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

EXECUTIVE SUMMARY

A rare urban infill opportunity in St. Paul's west side, 515 Ohio Street combines immediate functionality with exceptional long-term development potential. This two-parcel offering includes $\pm 3,000$ sq ft open-span warehouse and a $\pm 6,300$ sq ft open, fenced-in lot, creating a versatile footprint for owner-users, creative businesses, and small-scale developers. Together, these parcels provide the flexibility to operate today while planning for future expansion, adaptive reuse, or phased redevelopment.

Zoned B2 Community Business, the property supports a broad range of commercial, office, service, light industrial, and mixed commercial uses. The warehouse offers a functional drive-in bay, floor drain, efficient layout, and the adaptability needed for contractor operations, artisan fabrication, studio or maker uses, boutique production, storage, or hybrid workspace concepts. The fenced vacant lot offers immediate utility for parking, fleet staging, outdoor workspace, or building expansion, and serves as an excellent platform for future redevelopment.

What truly distinguishes this property is the inclusion of fully assignable Rights of First Refusal for the neighboring parcels at 525 Ohio Street and 531 Ohio Street. Together with the two included parcels, these rights allow the future owner the ability to assemble a total of 20,250 sq ft of contiguous mixed-use land—a rare opportunity in an established, centrally located corridor. This phased assemblage potential positions the property for long-term creative redevelopment.

The property's location offers outstanding connectivity with quick access to downtown St. Paul, the Mississippi River and Harriet Island, I-35E, Hwy 52, I-94, and Shepard Road. The surrounding area contains a blend of historic industrial buildings, creative commercial users, riverfront amenities, and ongoing investment activity—supporting long-term upward momentum for adaptive reuse and infill development.

Currently leased through December 31, 2028, the property offers stable interim income while the future owner prepares their operational, expansion, or redevelopment plans. Whether you're seeking a functional urban warehouse with extra land, a scalable development site, or a strategic assemblage opportunity with rare control of adjacent parcels, 515 Ohio Street offers a unique combination of usability, vision, and long-term value in one of St. Paul's most promising infill districts.

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OFFERING SUMMARY

Offering Overview

Asking Price: \$745,000

Included Parcels: 2

Warehouse: ±3,000 SF

Vacant Lot Space: ±6,300 SF (100' × 63')

Zoning: B2 – Community Business District

ROFRs Included: 525 Ohio St. & 531 Ohio St.

Potential Assemblage Size: 20,250 SF total

Current Lease: Through December 31, 2028

Ownership Delivery: 100% fee-simple via
dual closing (Final transfer will occur via
dual closing; buyer receives full
fee-simple ownership.)



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DEVELOPMENT POTENTIAL

The value of 515 Ohio Street extends beyond the two included parcels. With fully assignable Rights of First Refusal on the adjoining properties at 525 and 531 Ohio Street, the future owner can assemble up to 20,250 SF of contiguous mixed-use land. This scalability is extremely rare within an urbanized river-adjacent district and supports a wide range of redevelopment paths.



Potential B2 Uses:

- Mixed-use Residential and Commercial
- Day Care
- Professional Offices
- Medical Clinics
- Vet Clinics
- General Retail
- Banking and Credit Unions
- Dry-Cleaning
- Commercial Laundry
- Liquor Store
- Food Services
- Massage Centers
- Health Clubs
- Brewery
- Coffee Shop
- Restaurant
- Tobacco Shop
- Tattoo Parlor

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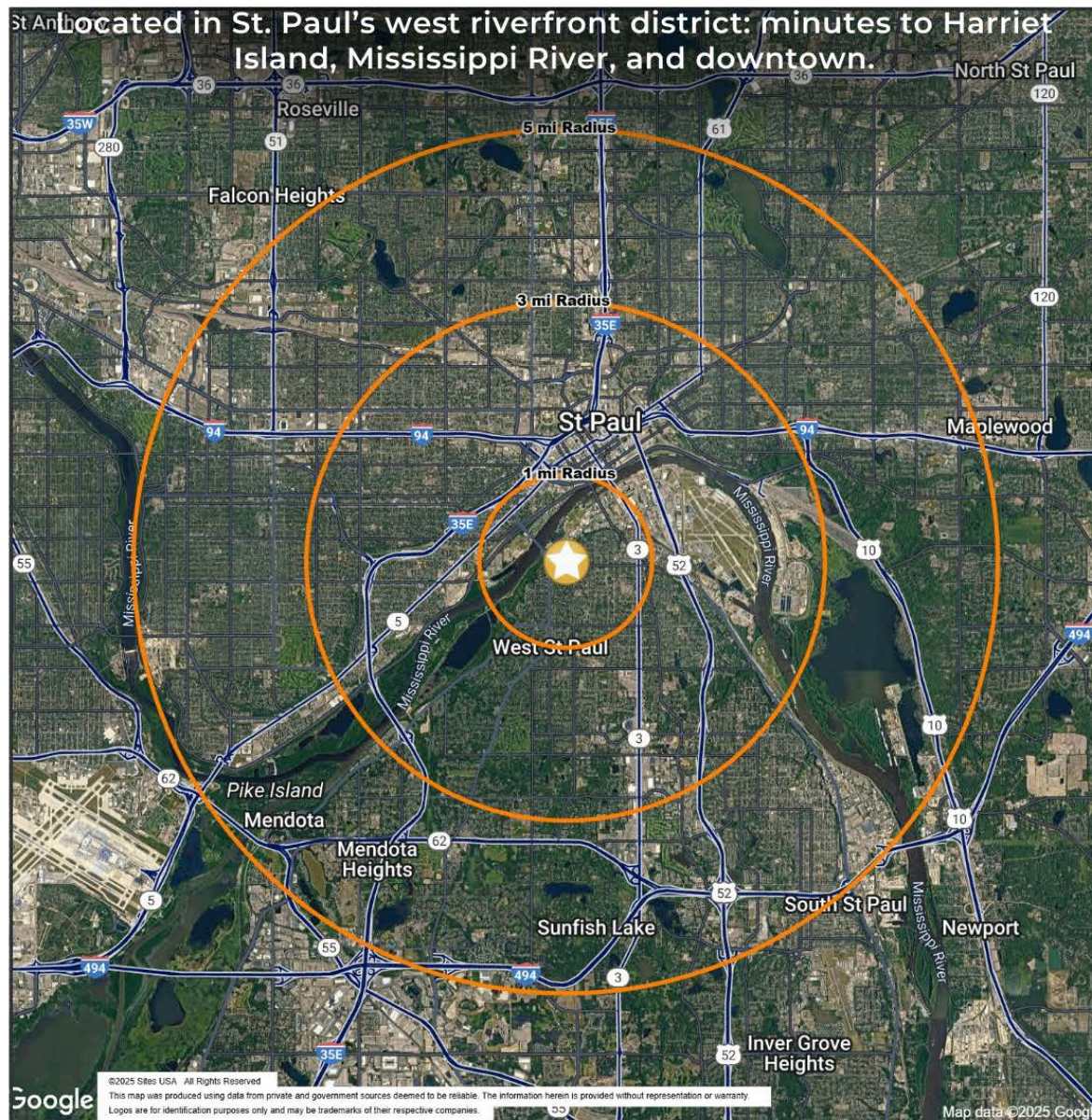
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DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
2025 Population	18,681	137,524	356,910
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Households	8,173	58,372	142,941
INCOME	1 Mile	3 Miles	5 Miles
Average HH Income	\$109,479	\$110,685	\$110,943
EMPLOYMENT	1 Mile	3 Miles	5 Miles
Businesses	690	6,396	13,089
Employees	10,354	90,760	163,066
*2025 Estimated Demographics Via Sites USA			

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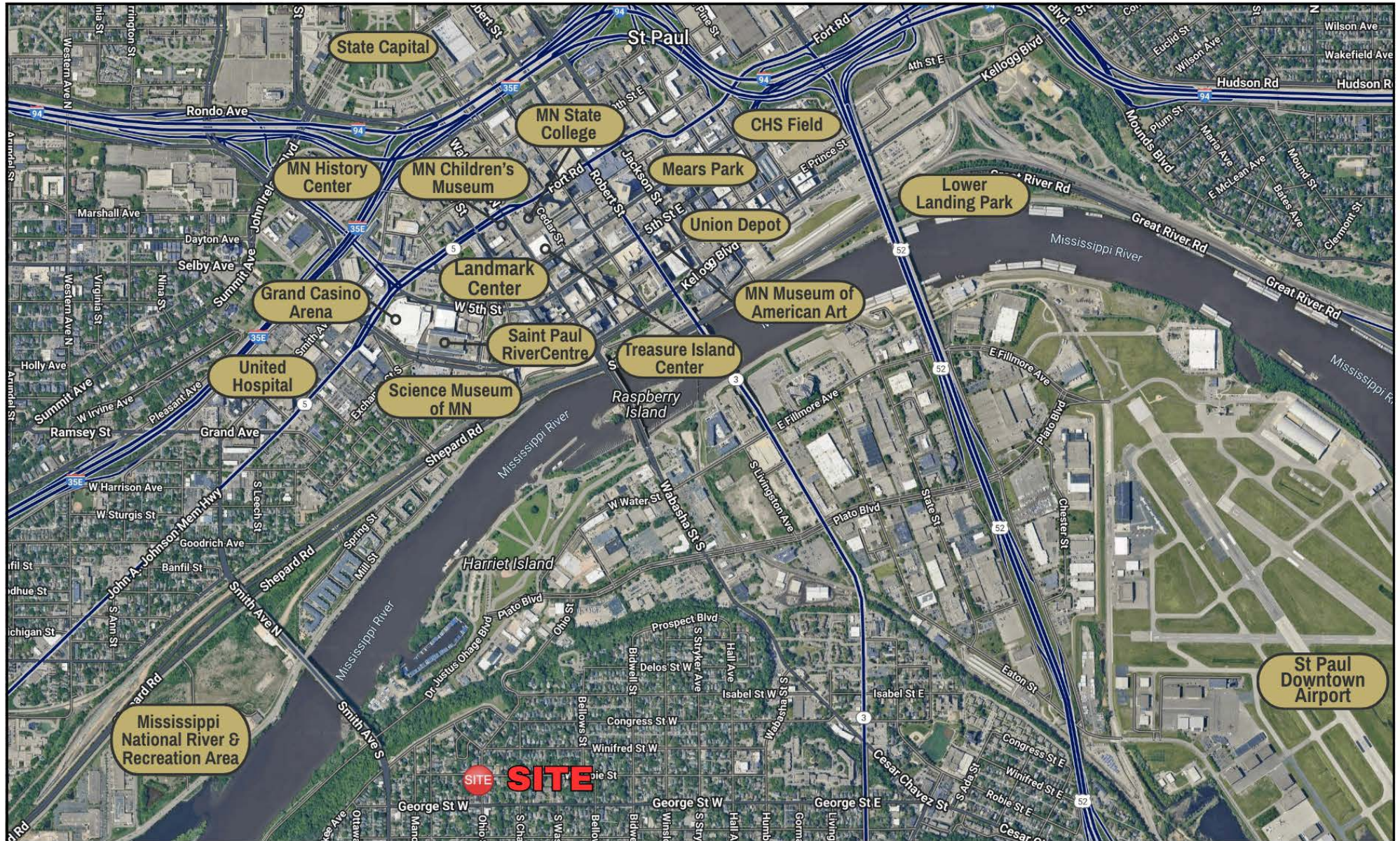
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AREA MAP



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PROPERTY PHOTOS

Property Highlights

Warehouse

- ±3,000 SF
- Drive-in door
- Floor drain
- Open-span interior
- Adaptable commercial/industrial use
- Leased through December 31, 2028

Adjacent Land

- ±6,300 SF (100' × 63')
- Fenced
- Level, rectangular, highly developable
- Perfect for parking, staging, workspace, or expansion

Rights of First Refusal (Included)

- Assignable ROFR for 525 Ohio St
- Assignable ROFR for 531 Ohio St
- Enables phased control of adjacent land parcels
- Total assemblage potential: 20,250 SF



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Disclosures:

- Listing agent, Luke Nilles, holds a contractual ownership interest but is not the owner of record.
- Property will transfer via a dual closing, conveying full fee-simple ownership.
- Offering includes two tax parcels (warehouse + vacant land).
- Assignable ROFRs for 525 & 531 Ohio St included.
- Buyer assumes existing lease through December 31, 2028.

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