

STAND ALONE OFFICE BUILDING FOR SALE

259 UNIVERSITY AVENUE WEST

Saint Paul, MN 55103



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

KW Commercial is pleased to present a well-located and maintained Investment or Owner-user opportunity for an Office (and/or Retail) building, located along the historic University Avenue in St. Paul.

This property offers 4,600 square foot, main floor recently updated, featuring two levels of office space, currently being used by a Staffing / Recruiting firm. Built in 1905 and Zoned T2, this property is strategically located in the sought-after Saint Paul area, ensuring seamless access to the city's amenities and business opportunities.

With light rail directly in front of the building and off-street parking behind, this property is easily accessible to employees and guests, with prime visibility.

OFFERING SUMMARY

Sale Price:	\$ 625,000
Number of Units:	1
Lot Size:	0.11 ACRE
Building Size:	4,600 SF
2025 Real Estate Taxes:	\$22,090
Zoning:	

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,446	71,549	154,704
Total Population	26,327	181,308	390,459
Average HH Income	\$70,959	\$90,945	\$98,872

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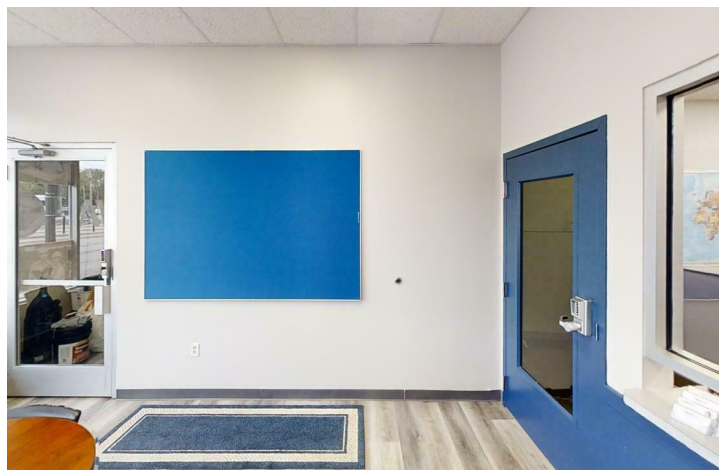
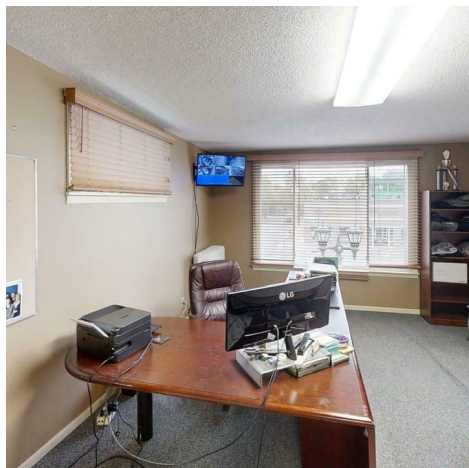
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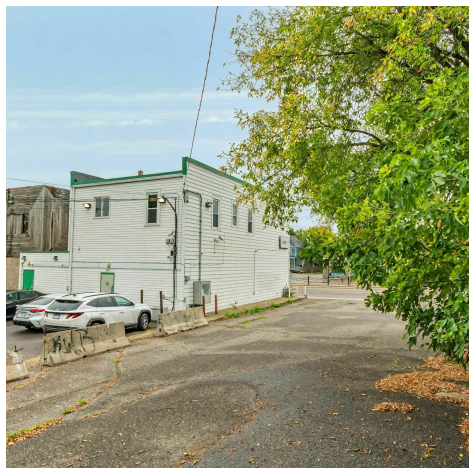
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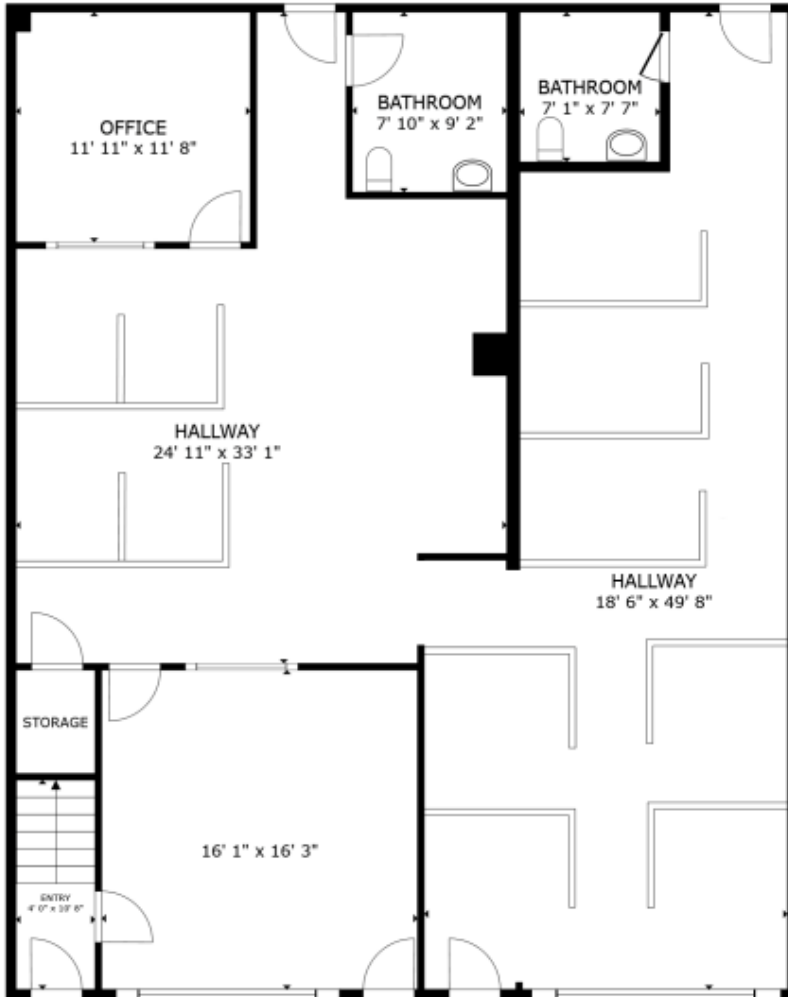
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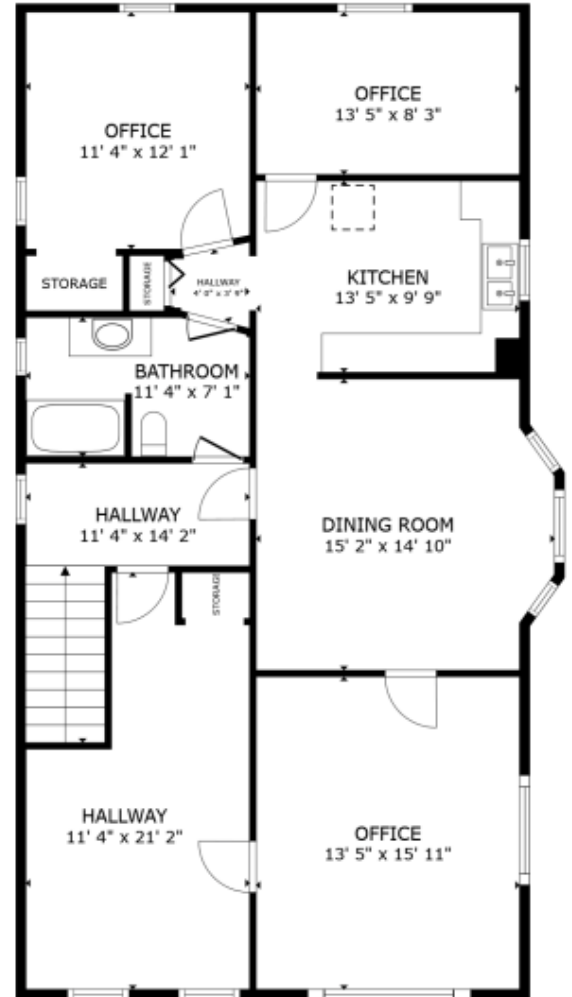
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FLOOR PLANS



FLOOR 1



FLOOR 2

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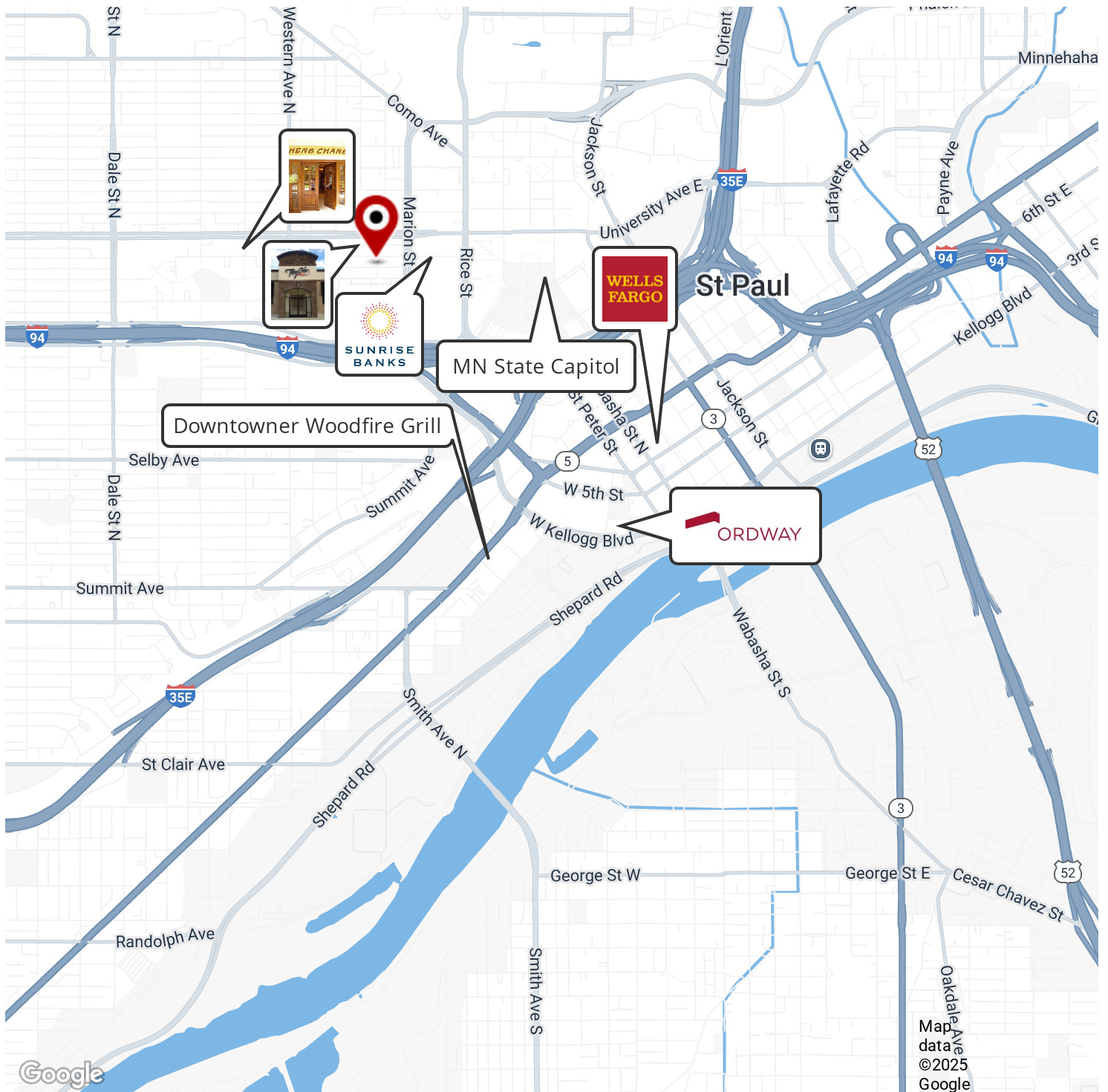
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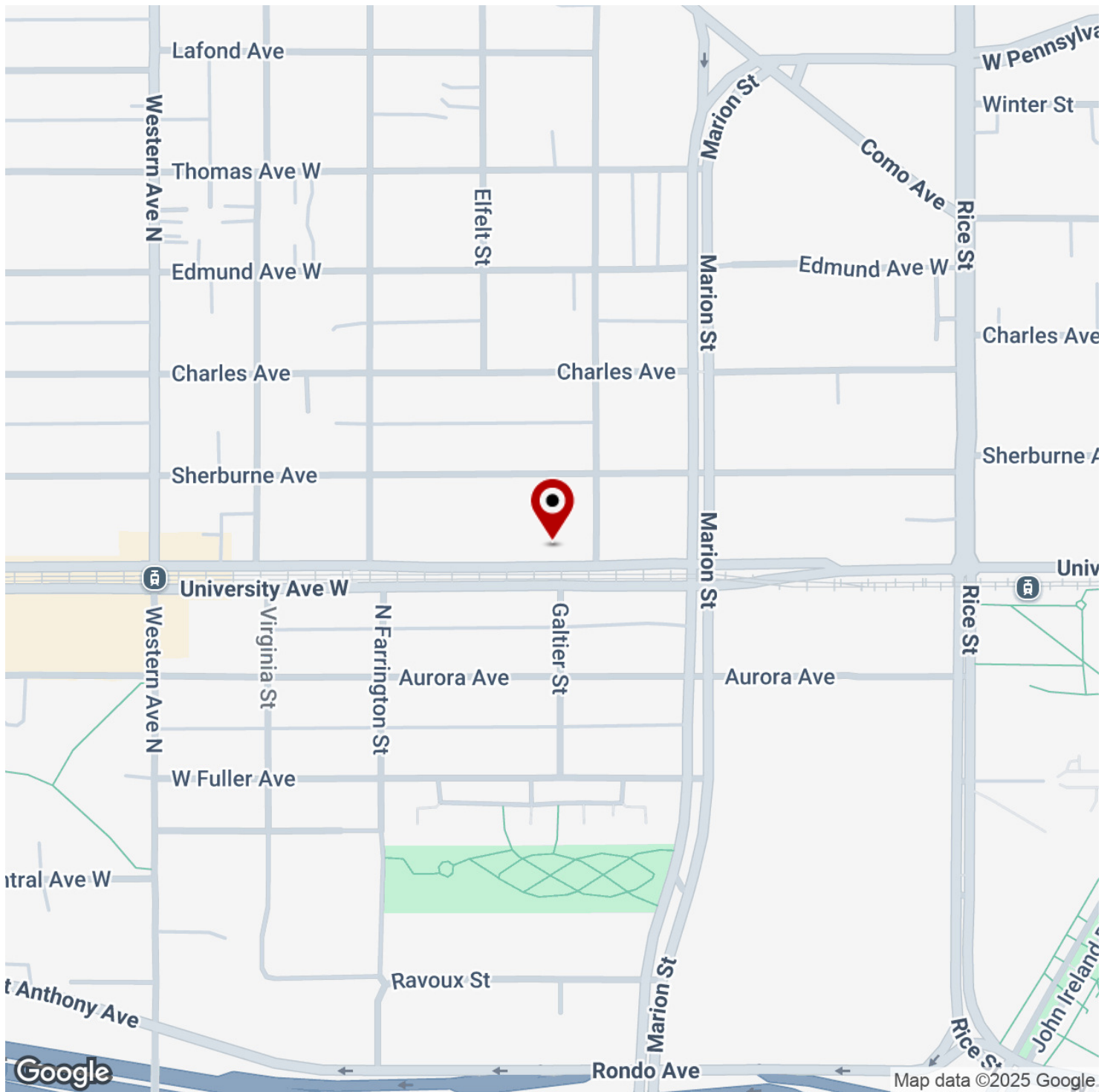
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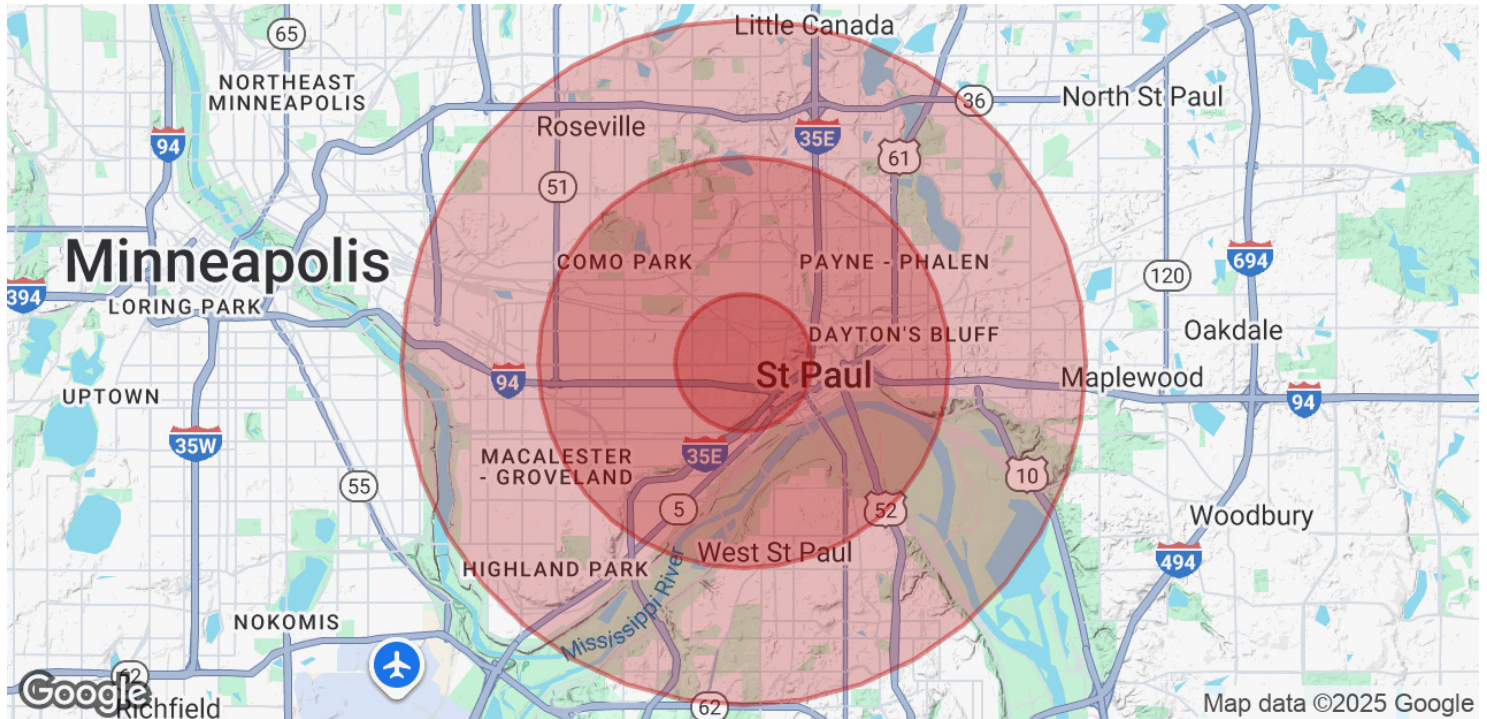
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,327	181,308	390,459
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,446	71,549	154,704
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,959	\$90,945	\$98,872
Average House Value	\$280,120	\$328,255	\$358,218

Demographics data derived from AlphaMap

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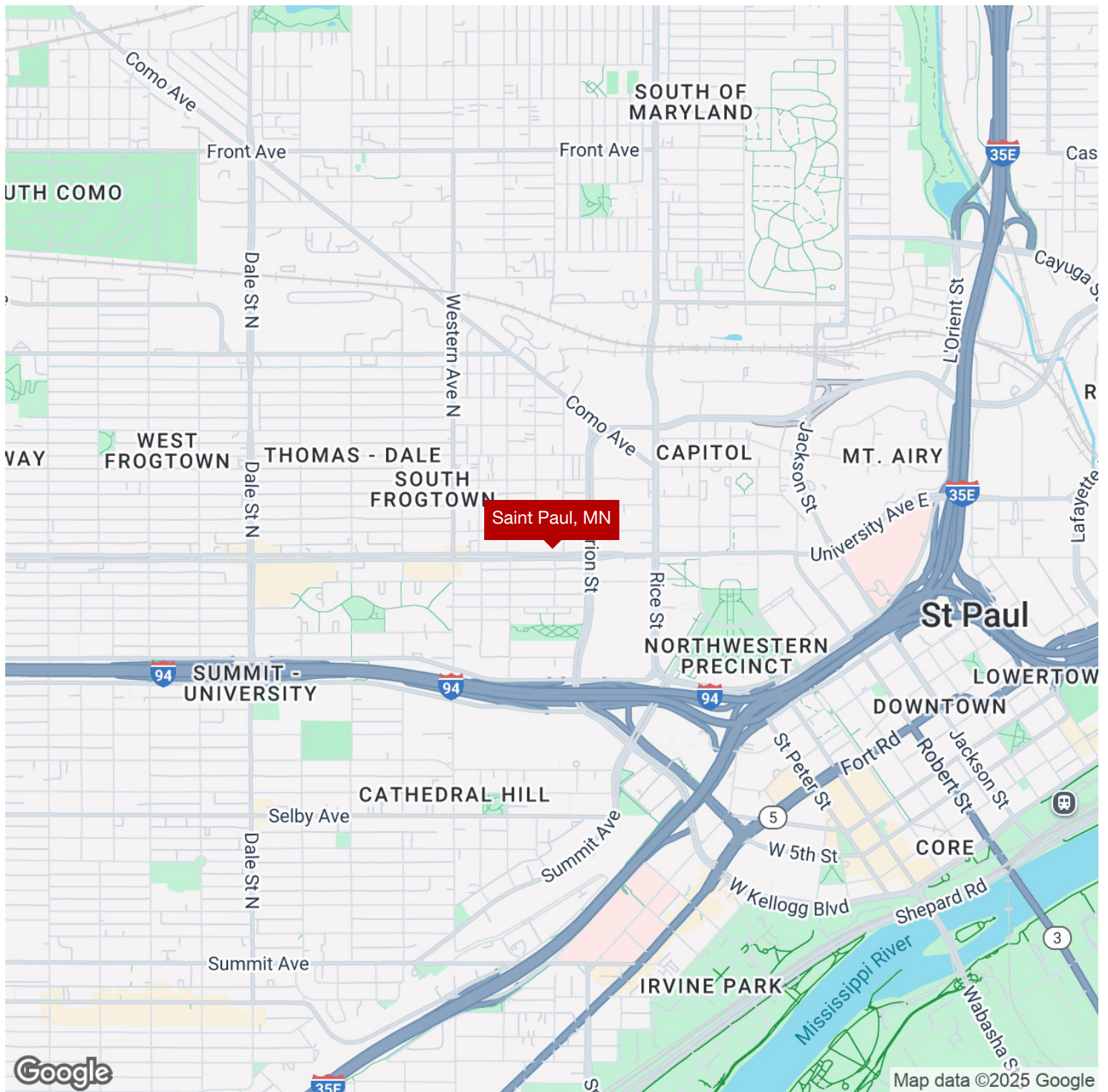
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