

# RETAIL/OFFICE FOR SALE



## PILNEY BLDG

Tastefully Refreshed.



**Kevin Peck**  
Suntide Commercial Realty  
KevinPeck@Suntide.com  
612-834-2250



**Mike Hartman**  
Twin Realty Investments  
mhartman@twinrealtyinvest.com  
612-508-6019



## Investment Opportunity/Owner-User



**Address:** 1032 W. 7th Street, Saint Paul, MN 55102

**Size:** 7,926 SF (5,353 SF above ground)

- 1st Floor: 2,919 SF (retail presence)
- 2nd Floor: 2,434 SF (includes a 414 SF rooftop deck)
- Basement: 2,573 SF (8-foot ceiling height)

**Lot Size:** 0.072 Acres

**Year Built:** 1913

**Zoning:** B2 Community Business (office, mixed residential, retail, and other commercial uses are allowed)

**Cannabis retail permitted**

**Power:** 3 phase, 600 amp, 208V

**CapEx:**

- roof fully replaced in 2015
- HVAC units replaced in 2012

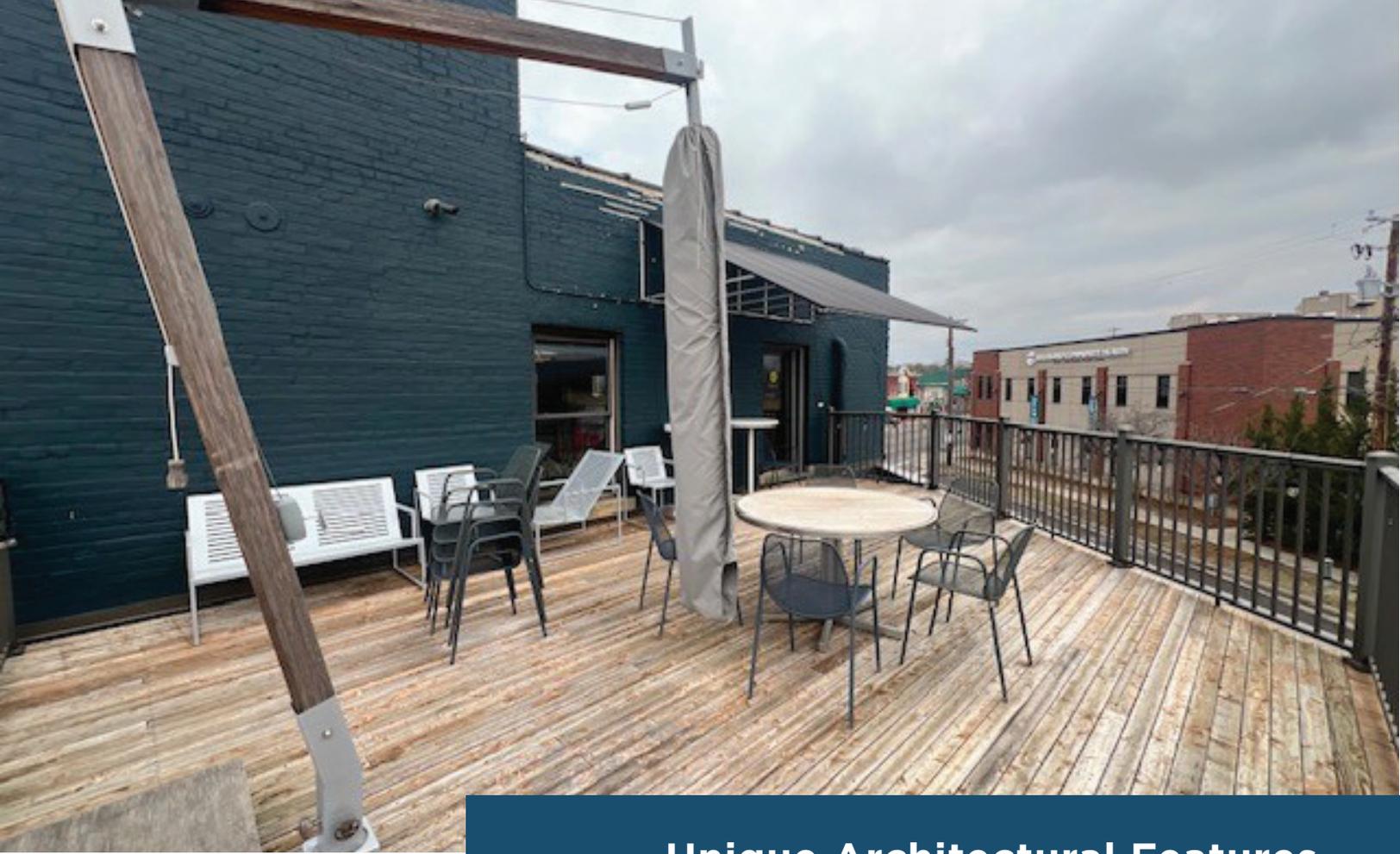
**2025 Property Taxes:** \$31,768

**Highlights:**

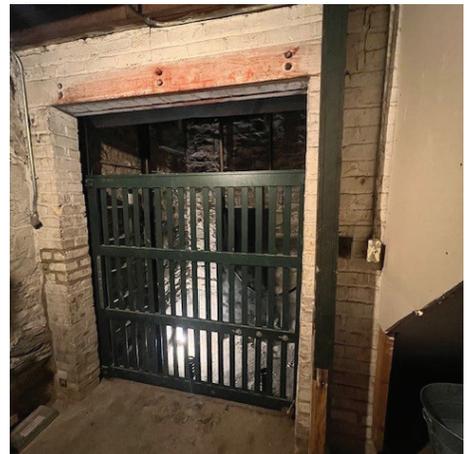
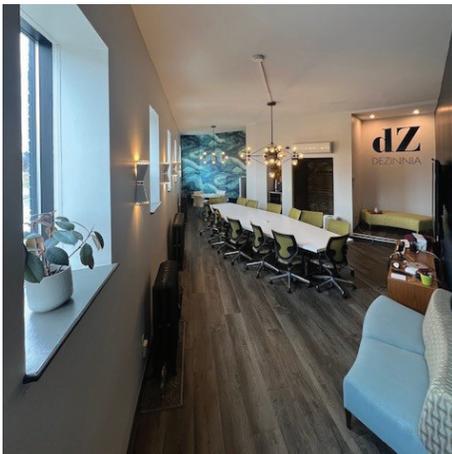
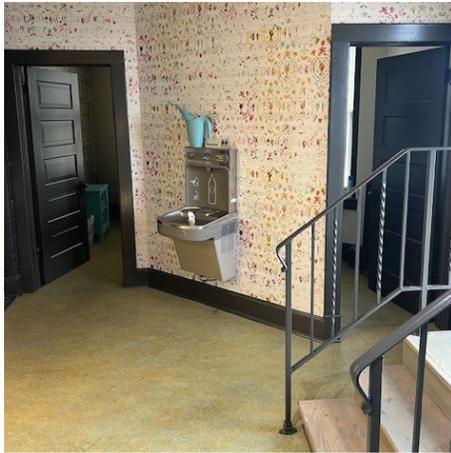
- Elevator (all floors including lower level)
- 3 dedicated parking stalls with abundant street parking
- Bus stop outside building



**Asking Price:** \$1,120,000



## Unique Architectural Features



# Established Business Community



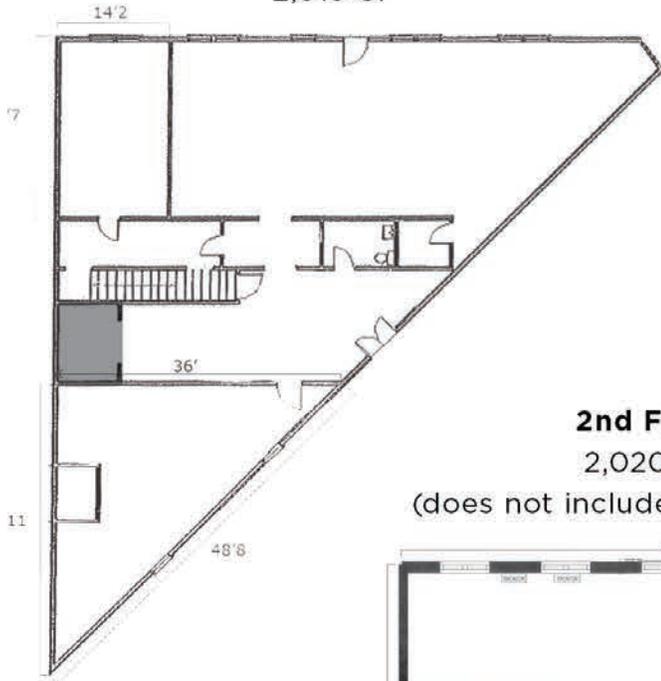
**Neighboring Businesses:**

- Shamrocks Grill
- Phi Chay Thai
- White Squirrel Bar
- 7th Street Tattoo
- Golden Chow Mein Restaurant
- Skarda's Bar
- Quick Wash Laundromat
- A-Side Public House
- Joe & Stan's Public Grill
- Burger Drive on Bay Street
- Mucci's Italian
- Stepwise Coffee



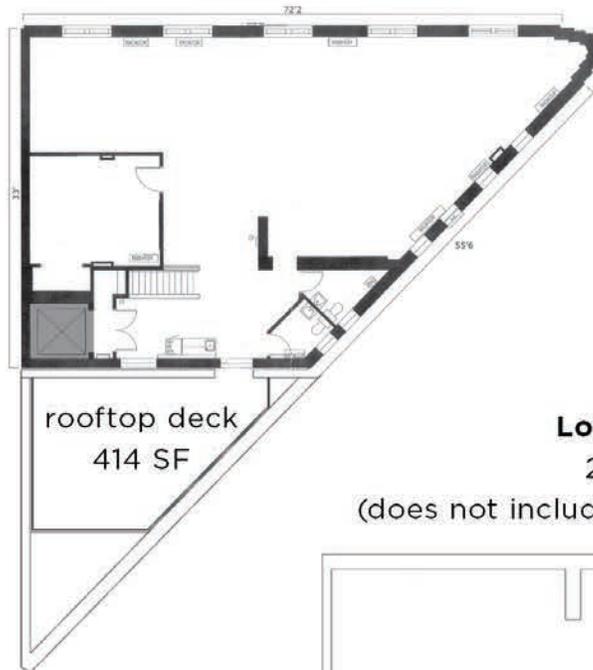
# Floorplans

**1st Floor**  
2,919 SF



**2nd Floor**  
2,020 SF

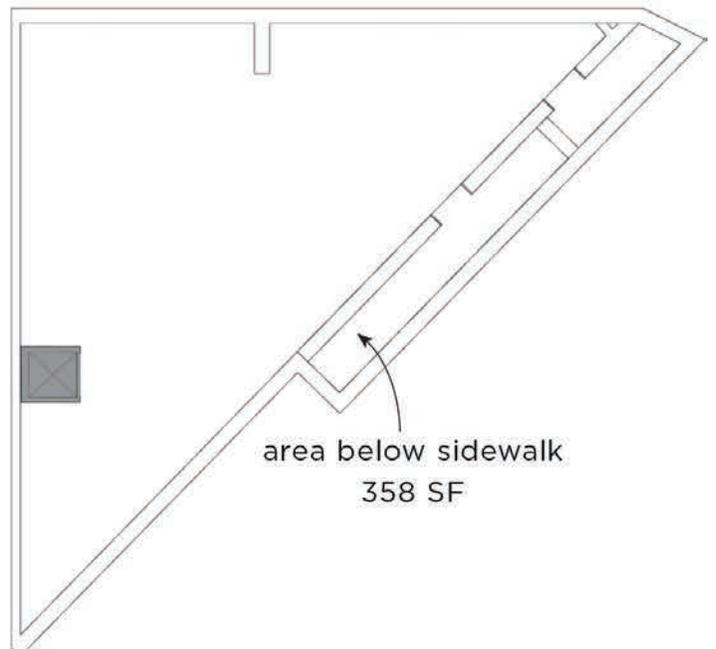
(does not include rooftop deck)



rooftop deck  
414 SF

**Lower Level**  
2,573 SF

(does not include area below sidewalk)



area below sidewalk  
358 SF

# Demographics



## Population

Distance	Male	Female	Total
1-Mile	3,153	3,301	6,454
3-Mile	38,069	40,680	78,748
5-Mile	98,686	105,743	204,429

## Average Household Income

Distance	Average Household Income
1-Mile	\$70,398.82
3-Mile	\$59,863.98
5-Mile	\$57,200.65

## Traffic Counts

<b>Randolph Avenue</b>	4,950 vpd
<b>7th Street West</b>	7,499 vpd
<b>Osceola Avenue</b>	1,325 vpd

