

For Sale |

CBRE

Classic Retro at Pete's

2145 University Ave West St. Paul, MN 55114



Thomas A. Lelich

First Vice President

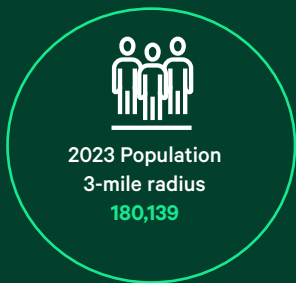
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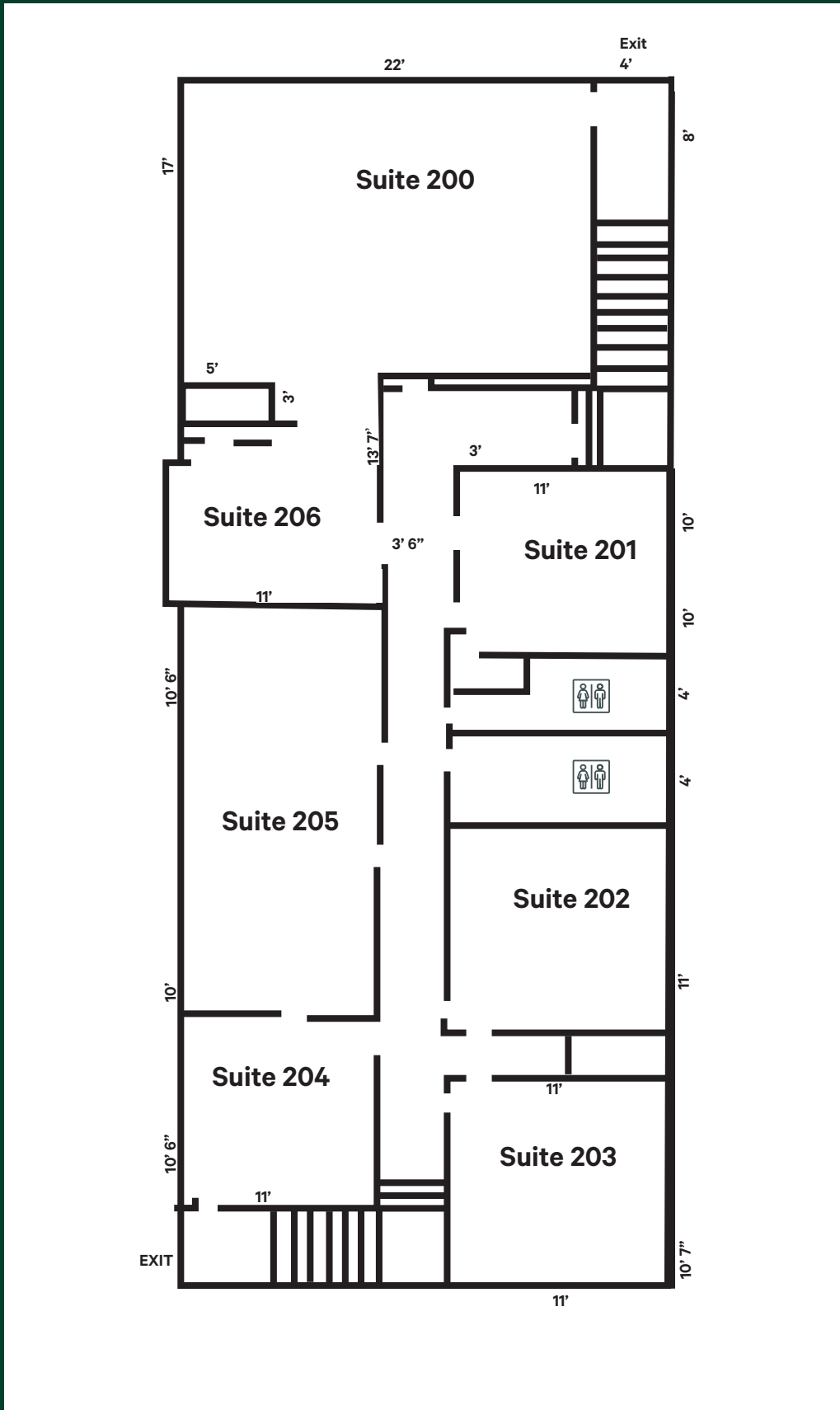
Property Information

SIZE	Building: 5,880 SF <ul style="list-style-type: none">• 3 Levels
CLEAR HEIGHT	10'
SPRINKLER	No
ELECTRIC	240 Volts/200 Amps/3 Phase
PARKING	10
CONSTRUCTION	Masonry
PID	32-29-23-11-0007
YEAR BUILT	1936
ACREAGE	.16 Acres
ZONING	C3A-Commercial
ASKING PRICE	\$630,000.00
EST. PROPERTY TAXES (2024)	\$17,338.00
COMMENTS	Unique multi occupant property. Great opportunity for owner occupant to generate rental income from 6 office suites.

DEMOGRAPHICS



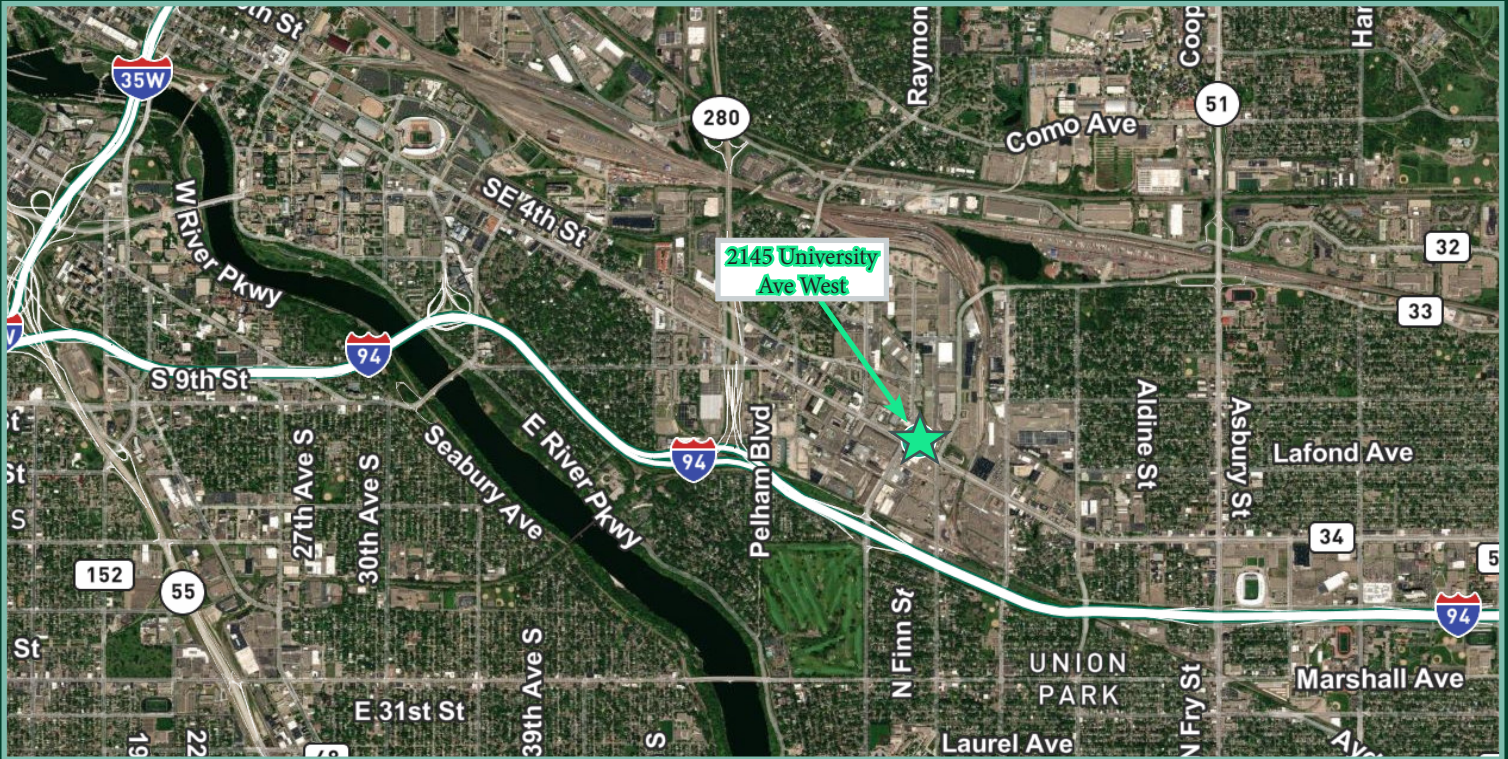
Floor Plan - Upper Level



Site Plan



Location Map



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