

PROPERTY FOR SALE

754 & 780 RICE STREET

St. Paul, MN 55117

 TRANSWESTERN
REAL ESTATE
SERVICES



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PROPERTY SPECIFICATIONS



Overview

- Location:** 754 & 780 Rice St, St. Paul, MN 55117
- Building SF:** 25,451 SF
- Office/Showroom SF:** 4,719 SF
- Air Conditioned:** 5,981 SF
- Acres:** 3.69 Acres
- Zoning:** Light Industrial/General Business (I1/I2/B3)
- PIDs:** 30-29-22-33-0130, 30-29-22-33-0241, 30-29-22-33-0247, 30-29-22-33-0261
- Clear Height:** Max - 29' | Avg - 23'
- Year Built:** 2005
- Year Renovated:** 2013

Structural Characteristics

- Foundation:** Masonry
- Building Frame:** Steel
- Exterior Walls:** Brick and stucco
- Roof Type/Material:** Flat/rubber membrane



Sale Price

\$12,000,000.00



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Interior Characteristics

- Floors:** Sealed concrete and ceramic tile
- Walls:** Drywall and concrete block
- Ceiling:** Exposed and acoustic ceiling tile
- Lighting:** LED lighting

Mechanical Systems

- Heating & Cooling:** The building is serviced via rooftop HVAC units, in-floor radiant tubes and supplemental suspended forced-air heating units.
- Fire Protection/Sprinklers:** Yes
- Number of Elevators:** 1



Demographics

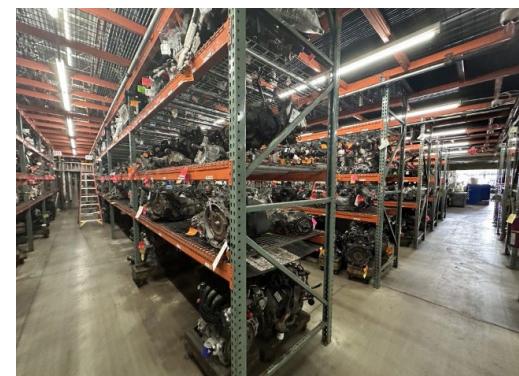
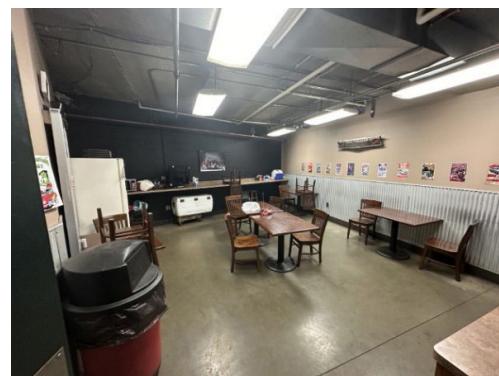
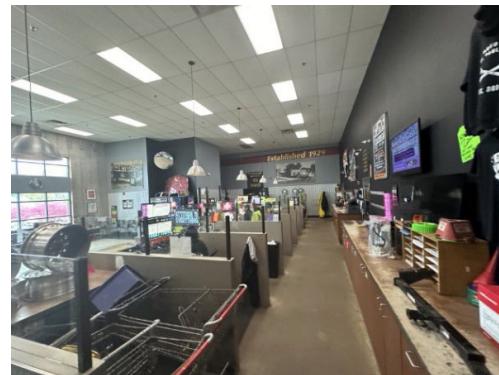
Radius:	1 Mile	3 Mile	5 Mile
Population	20,807	176,668	376,446
Current Households	6,598	68,431	147,973
Average HH Income	\$64,636	\$90,524	\$100,345
Daytime Employment	27,284	139,804	231,105



Traffic Counts

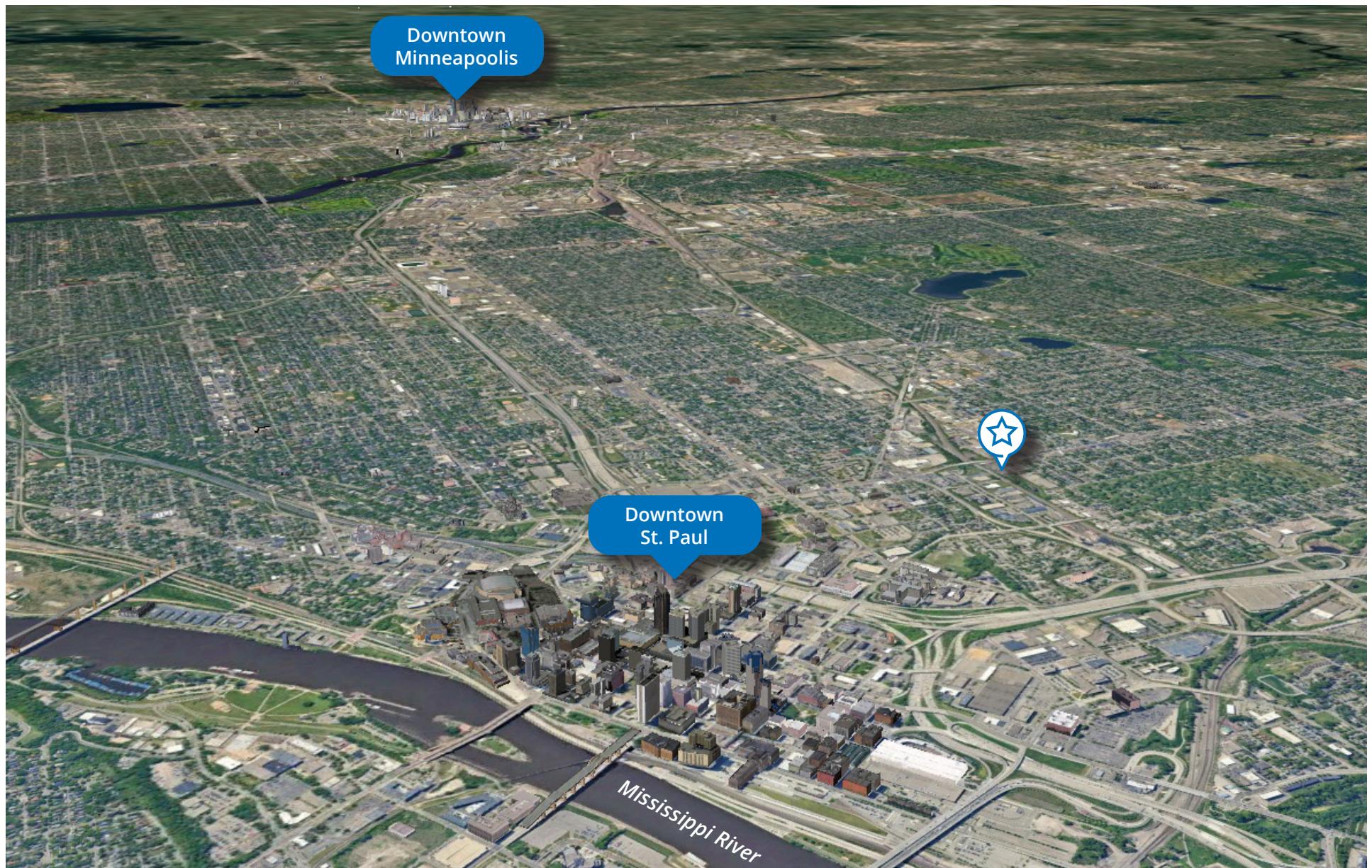
- 9,000 vpd - Rice Street
- 3,000 vpd - W Sycamore St

Sources: ESRI 2024 est & MN Dept of Transportation 2024 Study avgs are per day total cars



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