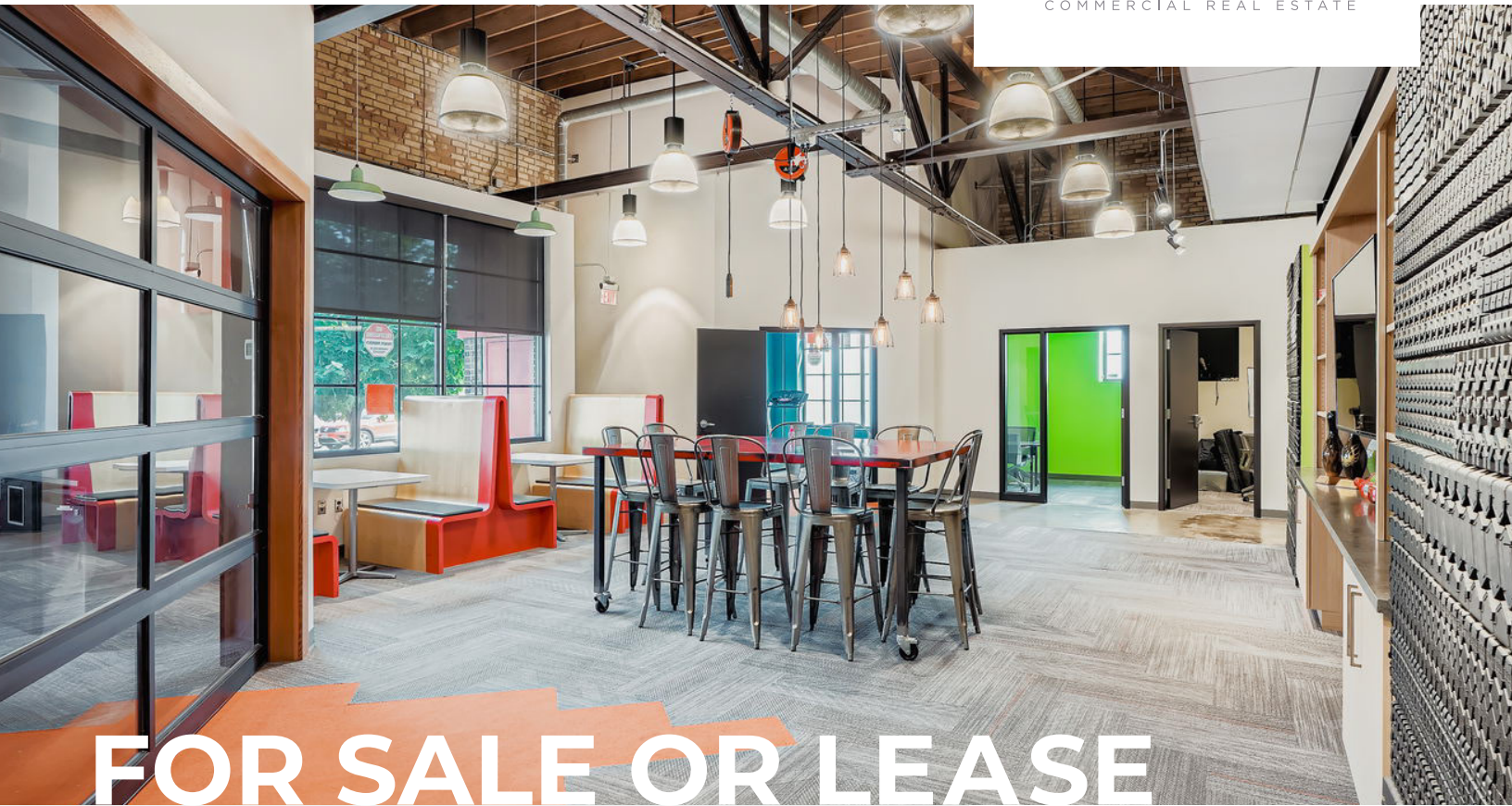


**571 SNELLING AVE N**  
ST PAUL, MN



**MONARCH**  
COMMERCIAL REAL ESTATE



**FOR SALE OR LEASE**

## PROPERTY HIGHLIGHTS:

- **Freestanding Office/Retail Building** in a high-visibility location along Snelling Avenue
- **Shea Designed with Modern Finishes** throughout, including upgraded flooring, LED lighting, and fixtures
- **Functional Layout** with a mix of private offices, open work areas, conference rooms, exercise room, shower room and kitchen area
- **Private Parking Lot** with dedicated spaces along the building
- **Exceptional Accessibility:**
  - Less than 1 mile to **Allianz Field**
  - Quick access to **I-94**, connecting to both downtowns
  - Near **University Avenue** and the **Green Line**
- **Surrounded by Amenities:** restaurants, coffee shops, and local businesses

## CONTACT

**KYLE KALIVODA**

DIRECTOR

KYLE@MONARCHCRE.COM

763 242 8127

**BEN JENSEN**

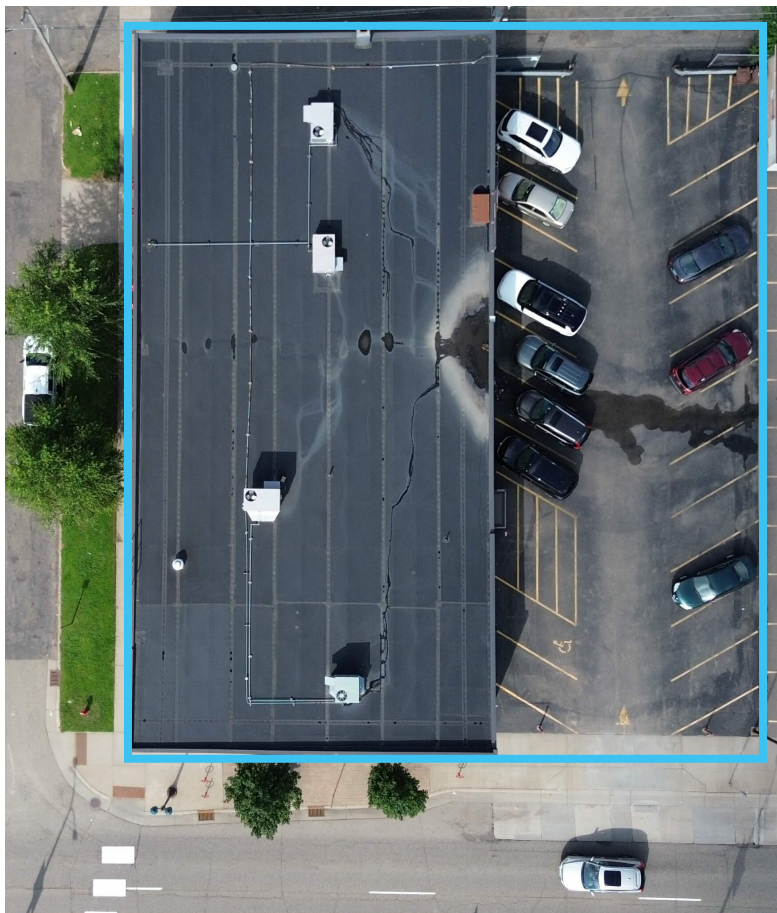
PARTNER

BEN@MONARCHCRE.COM

612 999 5339

**MONARCHCRE.COM**

# PROPERTY HIGHLIGHTS



**Address** 571 Snelling Ave  
N, St. Paul, MN  
55104

**Building Size** 7,786 SF

**Lot Area** .19 Acres

**Original Built** 1920

**Renovated** 2015

**Loading** 1 Drive In

**Parking** 22 Stalls

**PID** 33-29-23-14-0192

**Zoning** T2

**2025 Taxes** \$36,772

**Sale Price** Negotiable

**Lease Rate** Negotiable

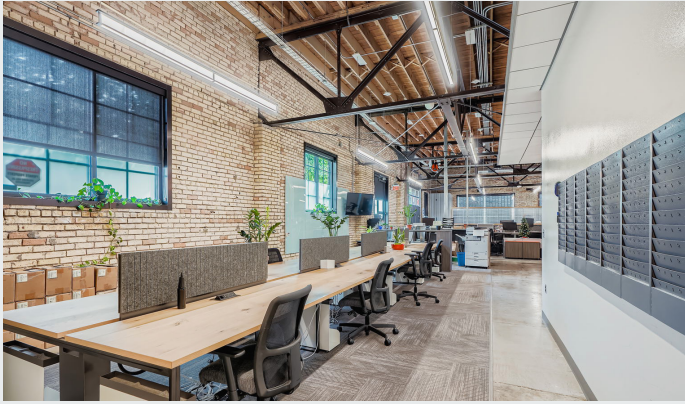


**KYLE KALIVODA**  
DIRECTOR  
KYLE@MONARCHCRE.COM  
763 242 8127

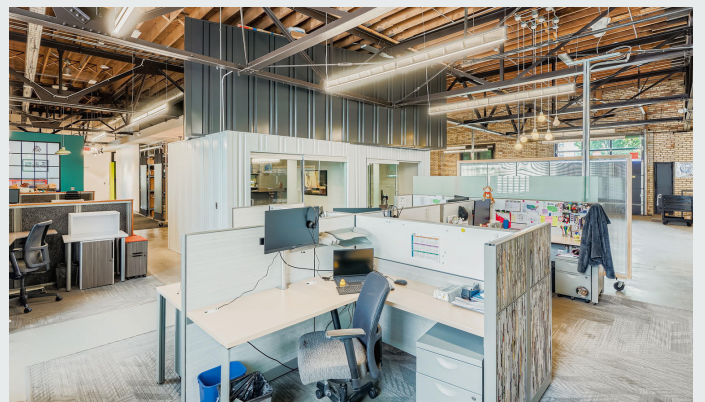
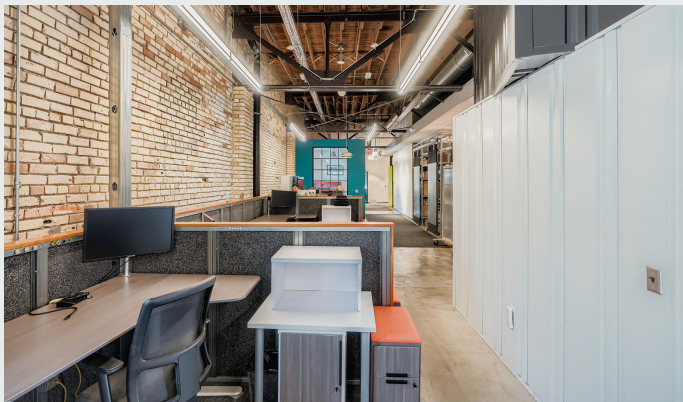
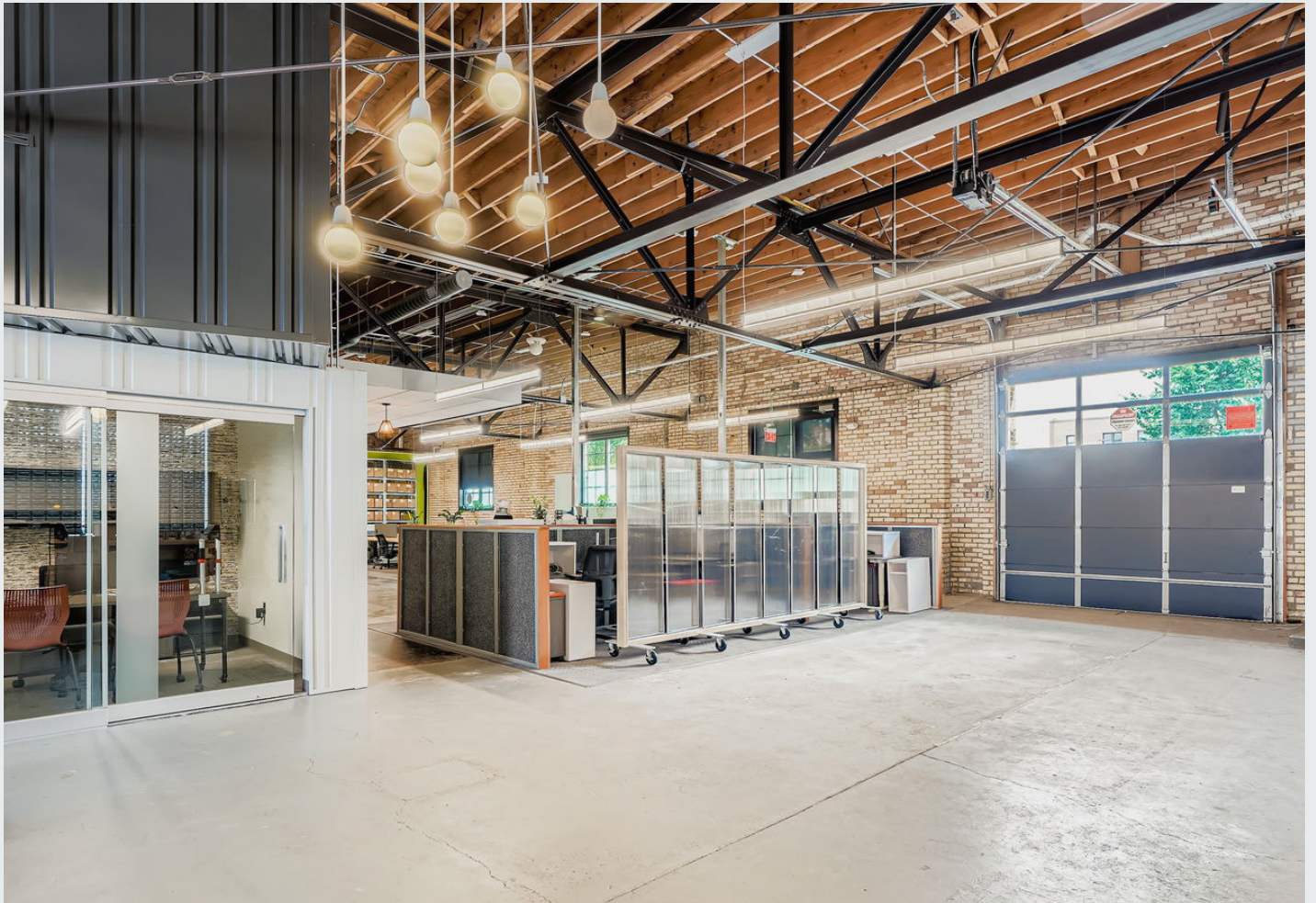
**BEN JENSEN**  
PRINCIPAL  
BEN@MONARCHCRE.COM  
612 999 5339

**MONARCHCRE.COM**



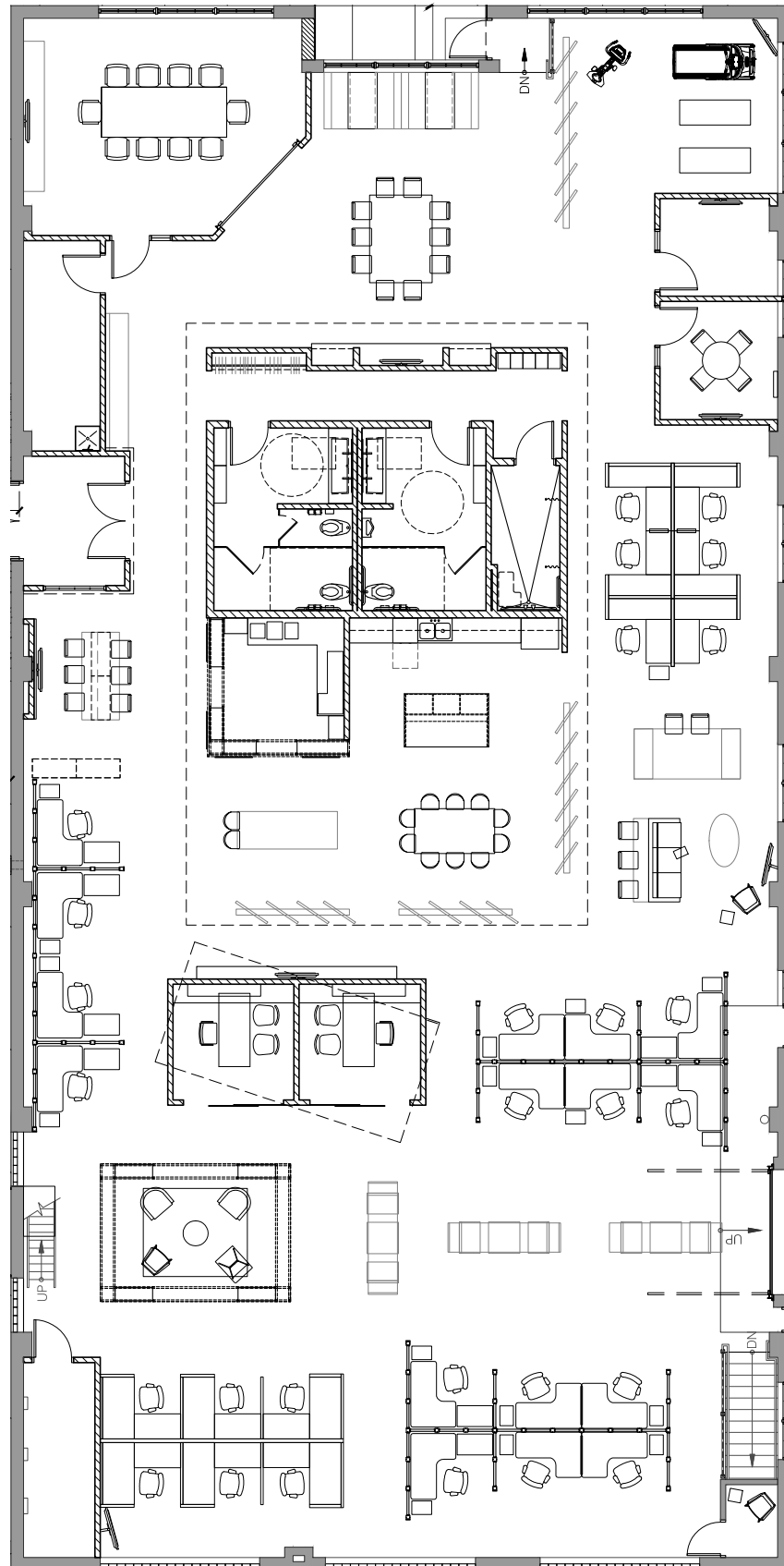






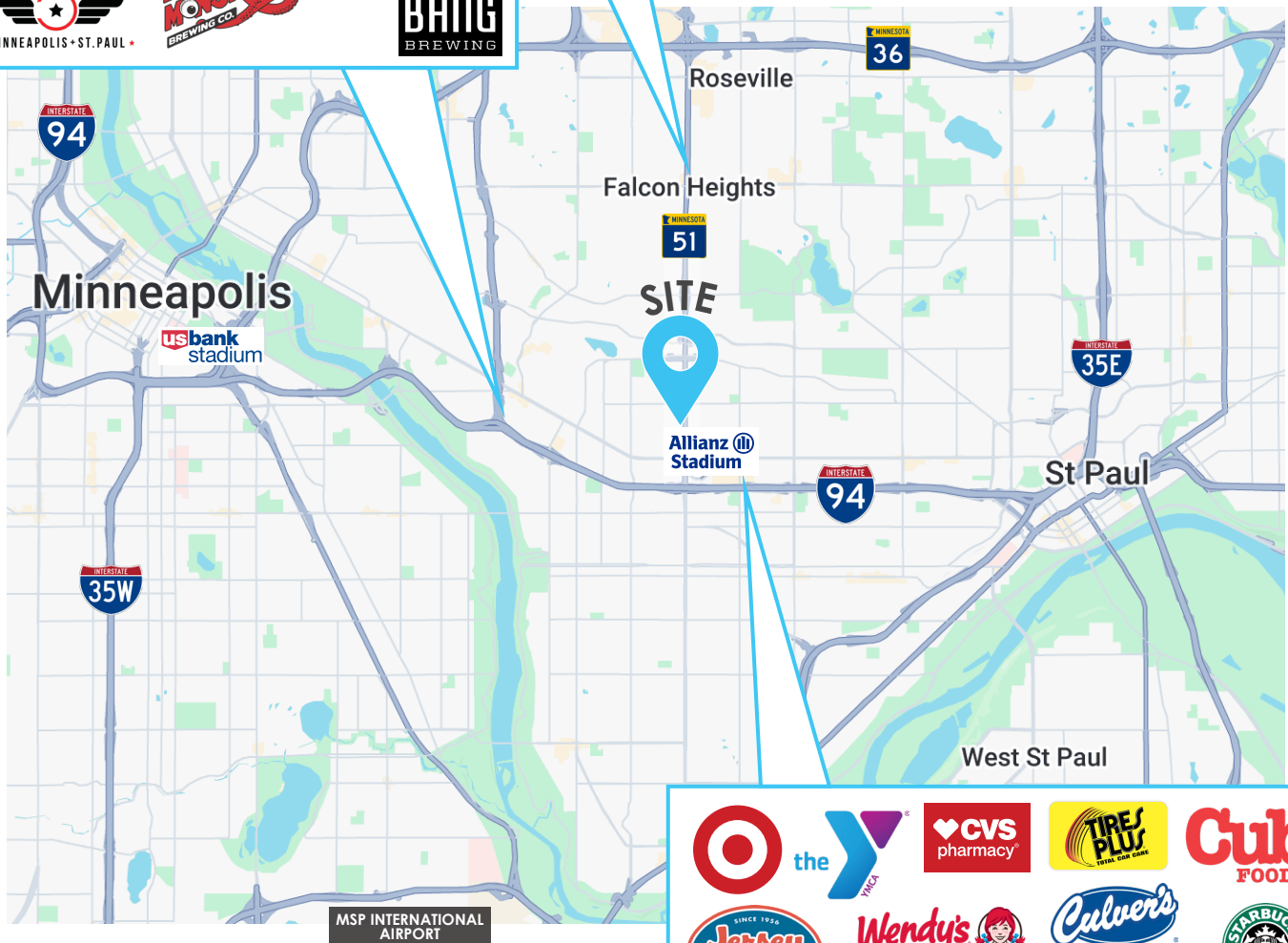


# FLOOR PLAN





# AERIAL MAP



**KYLE KALIVODA**  
DIRECTOR  
KYLE@MONARCHCRE.COM  
763 242 8127

**BEN JENSEN**  
PRINCIPAL  
BEN@MONARCHCRE.COM  
612 999 5339

**MONARCHCRE.COM**