

1155, 1163 & 1171 WEST 7TH STREET
ST PAUL, MN



MONARCH
COMMERCIAL REAL ESTATE



FOR SALE

ENTIRE PORTFOLIO \$2,075,000	COMMERCIAL PACKAGE \$1,525,000	RESIDENTIAL / LAND PACKAGE \$550,000
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COMMERCIAL

1163 - 1165 W 7th St
Mixed-use · retail + apts · 6,000 SF
6 Units



COMMERCIAL

1169 - 1171 W 7th St
Mixed-use · Retail · 5,491 SF
Retail + residential



RESIDENTIAL

1155 W 7th St
Brick triplex · 3 units · 2,270 SF
Fully leased



RESIDENTIAL

Adjacent Vacant Lot
Infill parcel · .12 AC · 5,230 SF
Buildable Infill

CONTACT

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1163 - 1165 West 7th Street



PROPERTY PROFILE

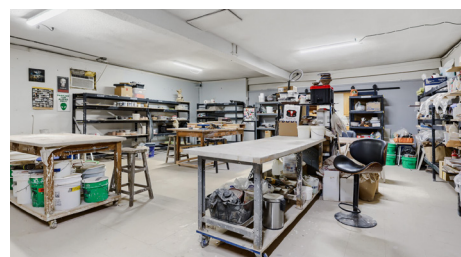
Property Type	Mixed-use
Building Size	6,000 SF
Lot Size	.11 AC
Year Built	1891
Zoning	B2
Stories	2
Configuration	6 units
In-Place Rent	\$6,883/mo

HIGHLIGHTS

- Six-unit mixed-use — ground-floor retail with apartments above
- Producing \$6,883/mo in place, with one vacancy offering immediate lease-up upside.
- Character retail space — exposed brick, high ceilings, strong street presence.
- Direct West 7th frontage on a walkable, established commercial block

COMMERCIAL PACKAGE · MIXED-USE

\$1,525,000





1169 - 1171 West 7th Street



PROPERTY PROFILE

Property Type	Mixed-use
Building Size	5,491 SF
Lot Size	.10 - .12 AC
Year Built	1884
Annual Income	\$63,895/yr
Occupancy	%100 leased
Configuration	2 retail + 2 residential
In-Place Rent	\$5,324/mo

HIGHLIGHTS

- Fully occupied — two retail and two residential units, \$63,895/yr in place
- Anchored by established local tenants — a barber lounge in place since 2017 and a working pottery studio
- Rents sit below market — a clear path to raise income over time
- Full-character brick building with direct West 7th frontage

COMMERCIAL PACKAGE · MIXED-USE

\$1,525,000





1155 West 7th Street



PROPERTY PROFILE

Property Type	Brick 3-unit
Building Size	2,270 SF
Lot Size	.07 AC
Year Built	1895
Zoning	B2
Occupancy	100% leased
In-Place Rent	\$3,550/mo
Est. Gross Income	\$42,600/yr

HIGHLIGHTS

- Fully leased and income-producing from day one.
- In-place rents sit below neighborhood market — clear room to grow on turnover.
- Solid brick construction with updated unit interiors.
- Sits directly beside the adjacent buildable lot — a natural expansion or redevelopment play.

RESIDENTIAL PACKAGE · TRIPLEX + ADJACENT LOT

\$550,000





Adjacent Vacant Lot



PROPERTY PROFILE

Property Type	Vacant Land
Lot Size	.12 AC
Approx. SF	5,230 SF
Zoning	B2
Utilities	At Street
Best Use	Infill / expansion

HIGHLIGHTS

- At ~5,230 SF, large enough to support a small new build or side-yard expansion
- Utilities available at the street — a shovel-ready corridor infill site
- Pairs naturally with the 1155 triplex next door — buy both and control the whole frontage.
- Rare vacant land on an established, walkable retail corridor

RESIDENTIAL PACKAGE · WITH 1155 TRIPLEX

\$550,000

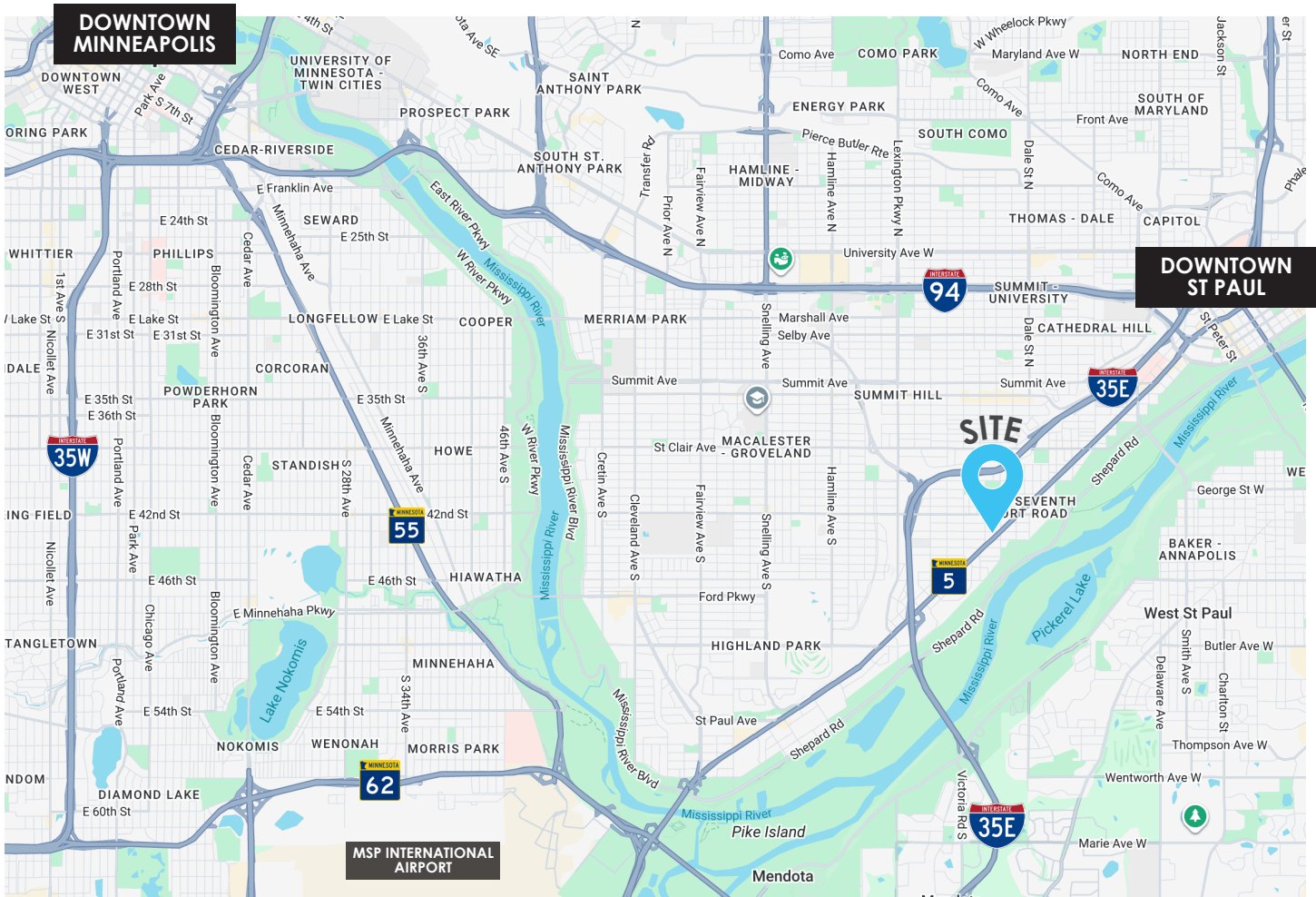
BUY IT WITH THE TRIPLEX

Vacant Lot + 1155 Triplex = \$550,000

Together, the lot and the triplex make one clean residential play — steady income today with a buildable site right next door.



Aerial Map



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