



FOR SALE

HIGHLAND STATION - GAS. C-STORE & SERVICE
485 SNELLING AVE S
ST. PAUL, MN 55116

Results
COMMERCIAL
RE/MAX RESULTS

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HIGHLAND STATION: GAS STATION, CONVENIENCE STORE, & SERVICE STATION 485 SNELLING AVE S, SAINT PAUL, MN 55116

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Snelling Ave S

PROPERTY INFORMATION

Randolph Ave



EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	3,614 SF
Lot Size (SF):	24,444 SF
Lot Size (Acres)	0.56 Acres
Year Built:	1964
Zoning:	T3
PID #:	092823410208

PROPERTY OVERVIEW

- Established Gas Station, Convenience Store, and 4 Bay Service Station in prime MacGroveland St Paul neighborhood!
- Sales includes Real Estate + Business Assets
- Excellent, high visibility, high traffic count corner location
- Large approximate ½ acre site; Zoned T3 - Traditional Neighborhood
- Perfect ingress and egress from both Snelling Avenue and Randolph Avenue
- 5 Dispensers / 10 Fueling Positions (Pumps)
- Big Buyer Upside: E15 should be added again (removed a few years ago due to line replacement work needed and lost half of gas sales volume - contact broker for details)
- Minnoco brand/flag - NO LONG TERM CONTRACT
- Long-time owner operator retiring
- Tremendous value-add opportunity for new owner/management!
- Site holds redevelopment possibilities as well
- Separate single car wash (operating, but needs new roof) and ample parking areas
- Rooftop HVAC: New August of 2016. Shop: Infrared heat
- Main building roof is older, office roof replacement few years ago
- Environmental Phase II and monitoring active and up-to-date (contact broker for details)
- **Contact Listing Broker for NDA to review financials and station performance data**

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A photograph of a C-STORE convenience store. The building has a green awning with the store's name in white. The entrance is a glass door with a stone base. To the right is a service window. A blue banner with the text 'PHOTO GALLERY' is overlaid on the bottom left. The address '485 SNELLING' is visible above the door.

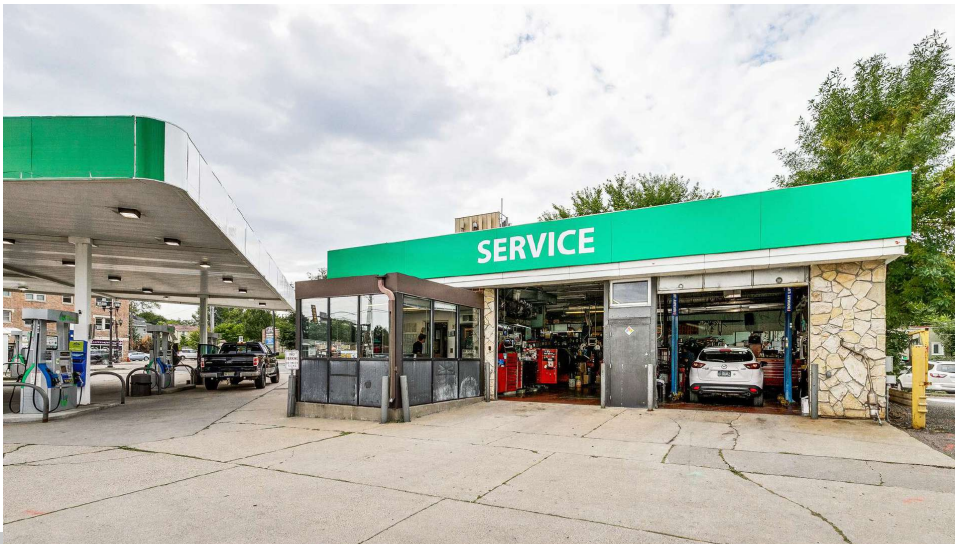
C-STORE

PHOTO GALLERY

PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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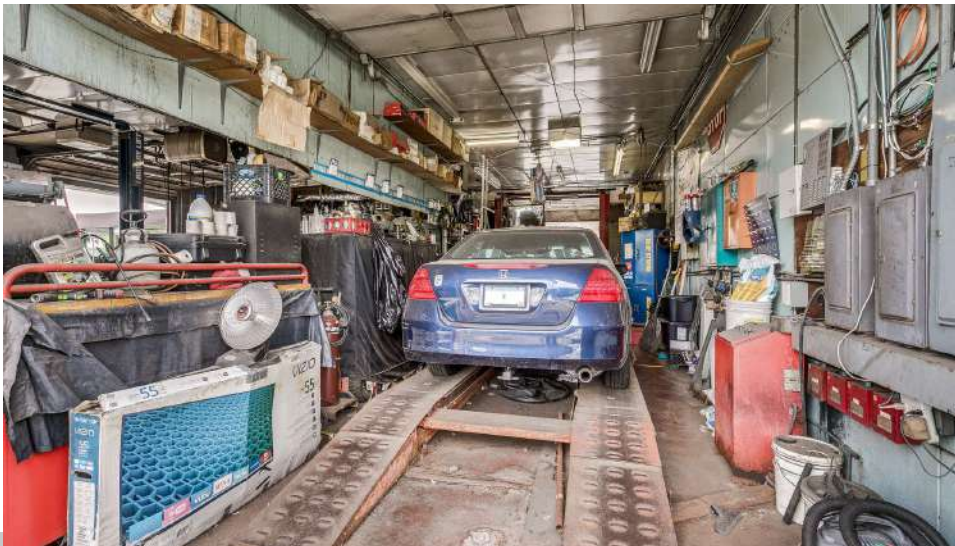
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PHOTO GALLERY

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Coca-Cola
enjoy ice cold

20138.1000
BERRES BROTHERS
COFFEE ROASTERS

FF&E List

pepsi
COOLPOINT

Berres Brothers
Coffee Roasters

	SM	MED	LG
Coffee79	.89	.99
Specialty Drinks	.99	.99	1.09

FULL APPROXIMATE FF&E LIST

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FULL APPROXIMATE FF&E LIST

- Car wash and all related equipment – Includes C-start cc/code entry station
- Underground storage tanks (Three 10,000 gallon tanks and One 4,000 gallon tank)
- Wayne Gasoline / Diesel pumps (6)
- Tanks were installed around 1989 & pumps were all new in 2015
- The tanks are STiP3 steel tanks
- Point of Sale Till (Ruby)
- All C-store counters and cabinets
- Coffee pots and Bunn coffee maker
- Walk in cooler & shelving
- Canopy and Digital gas sign
- 2 Above ground hoist and 1 drive on hoist
- Kiosk furniture and desks
- Fax / Copier
- All Shelving
- All garbage cans and washer buckets
- 4 Telephones
- 2 Credit card machines
- 1 EVO TS550 Gasoline monitor system
- Speaker system to back room
- 1 Ladder
- 1 shop infrared heater
- 2 car wash infrared heaters
- Electrical equipment for pumps (modems etc...)
- Tire machine and wheel balancer
- Above ground waste oil tank
- Above ground antifreeze tank
- Above ground oil tank
- Brake lathe for rotors and Brake lathe for drums
- Stick welder
- Washer fluid stand
- Parts washer
- Engine hoist
- Transmission hoist
- Drain pans, stands and buckets

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SERVICE

ZONING INFORMATION

ZONING INFORMATION

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T3 ZONING INFORMATION

The T3 Traditional Neighborhood District in St. Paul promotes medium- to high-density, mixed-use, pedestrian-friendly development. It allows for a blend of multi-family housing, retail, office, service, and institutional uses, often within the same project. Design standards emphasize street-oriented buildings, active ground floors, and walkable connections to transit, with parking located to the side or rear.

This zoning is commonly applied along key corridors and transit routes, making it ideal for redevelopment and infill opportunities. T3 supports projects that combine modern urban living with vibrant neighborhood activity, aligning with the City's vision for sustainable, connected growth.

For more information, please visit: <https://www.stpaul.gov/departments/planning-and-economic-development/maps-and-data>

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LOCATION INFORMATION

RETAILER MAP

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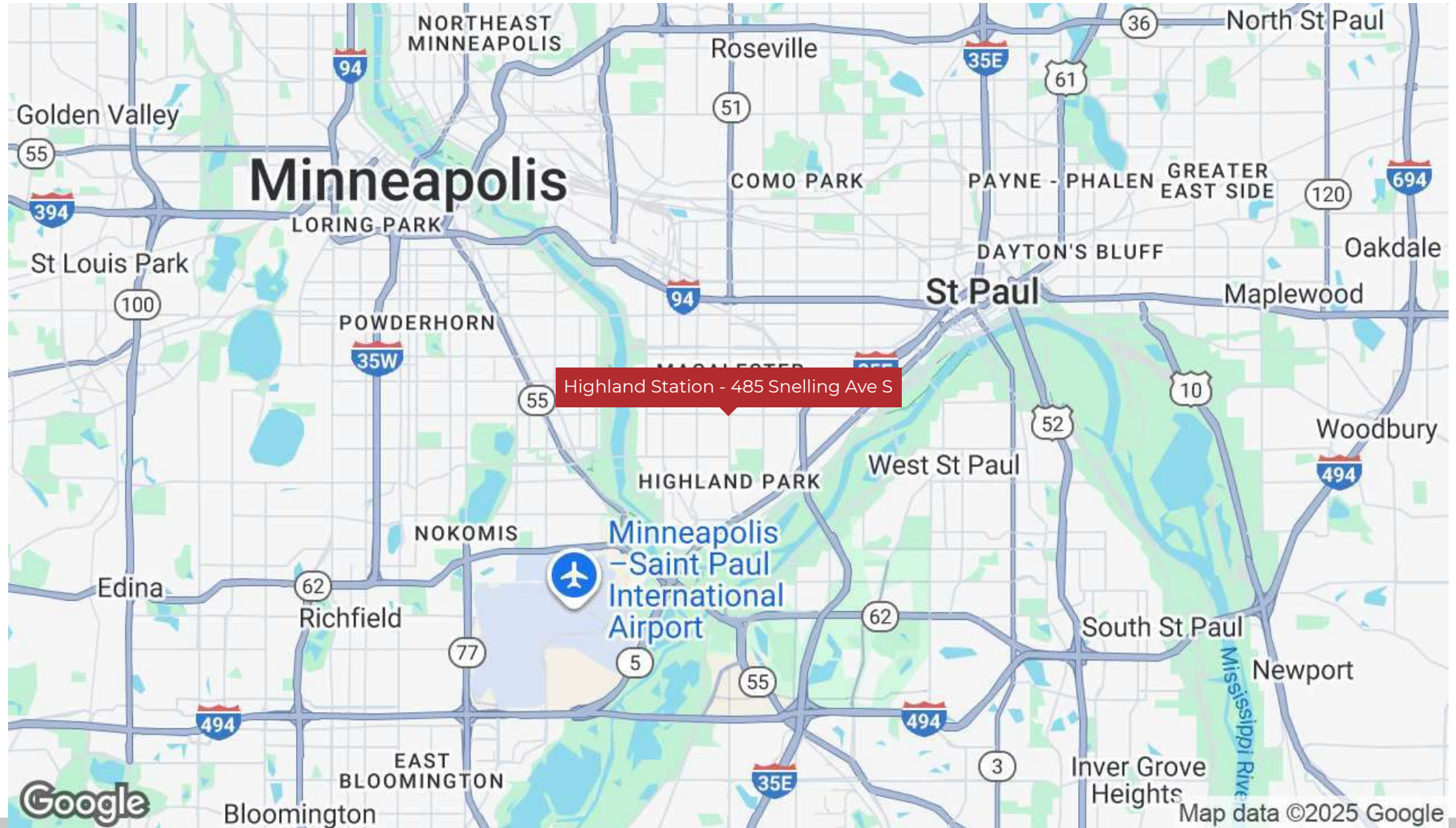
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REGIONAL MAP

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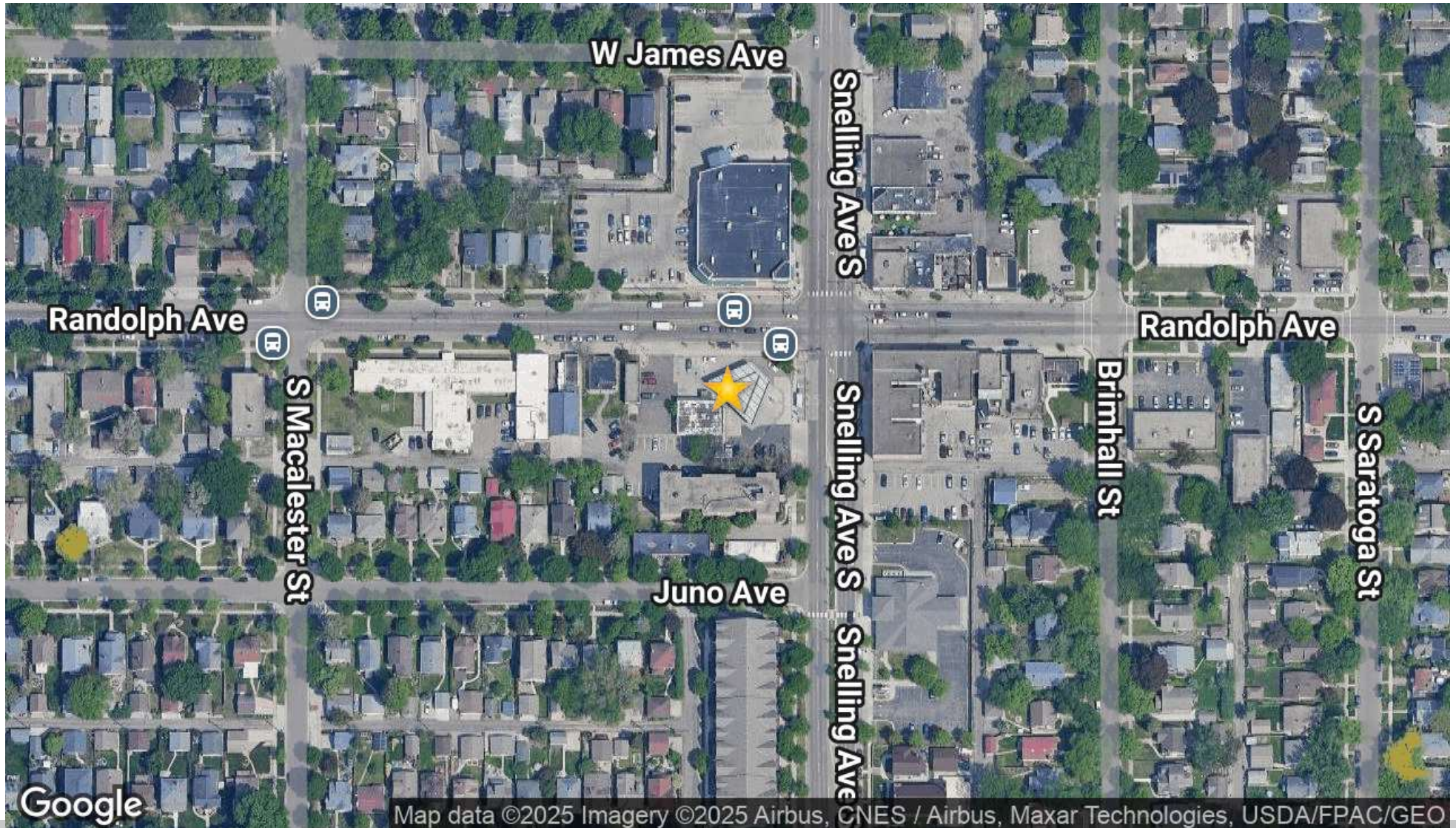
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LOCATION MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

HIGHLAND STATION

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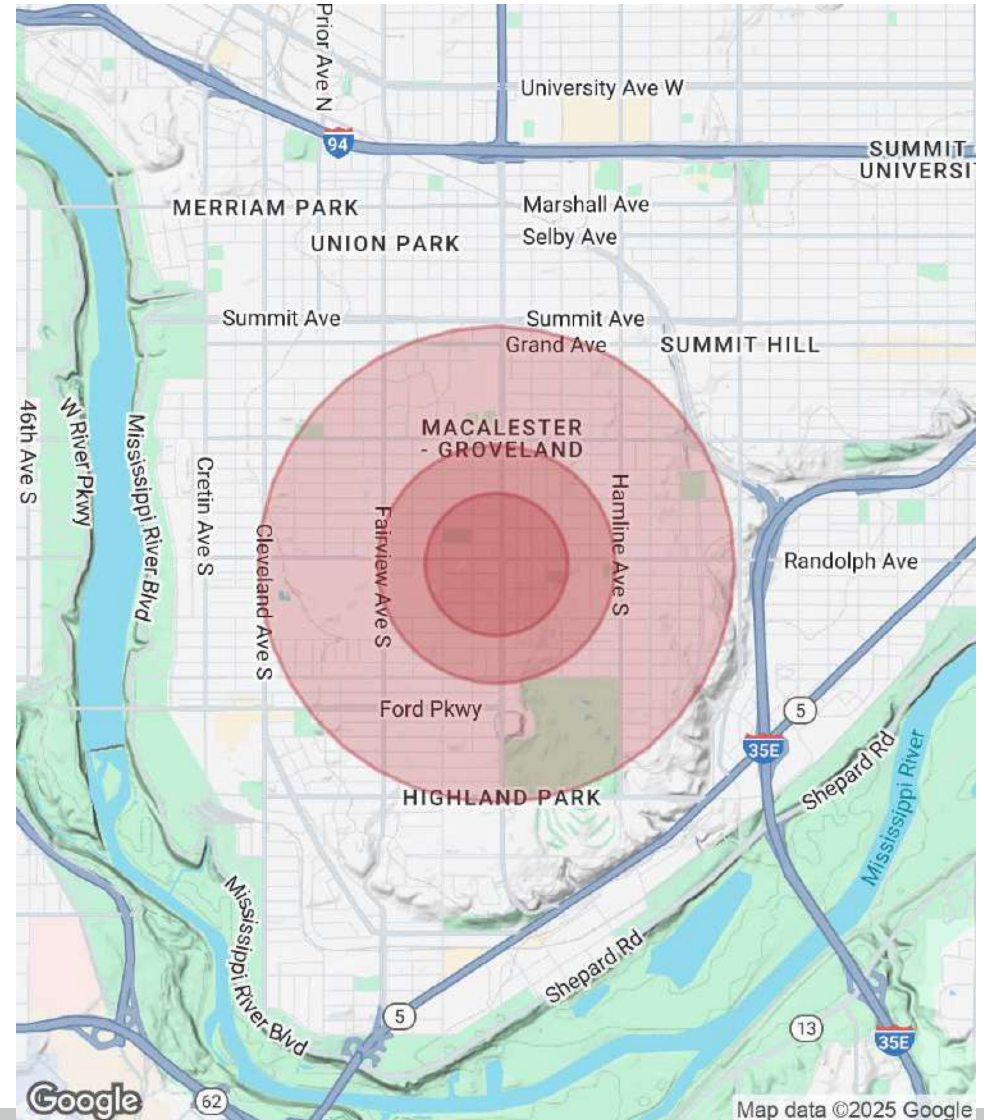
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,346	6,303	21,842
Average Age	41	41	40
Average Age (Male)	40	40	40
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,074	2,739	8,627
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$130,720	\$138,146	\$148,493
Average House Value	\$465,127	\$474,189	\$502,474

Demographics data derived from AlphaMap



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TRAFFIC COUNTS

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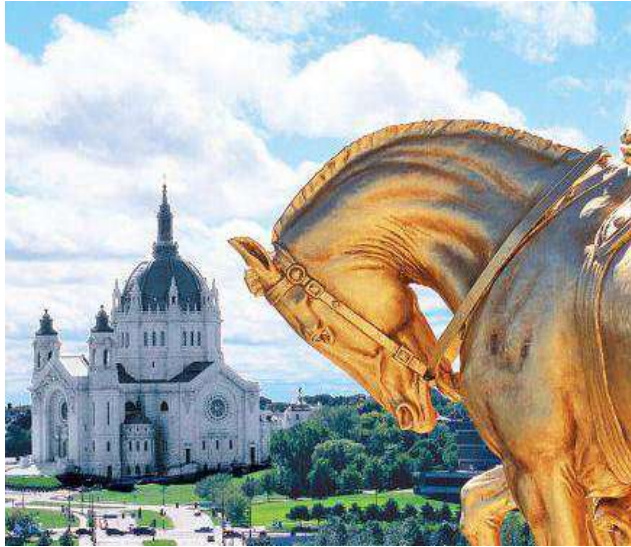
ABOUT THE CITY OF ST. PAUL

ABOUT THE CITY OF ST. PAUL

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ABOUT THE CITY OF ST. PAUL

Whether you're looking for hockey, history or hops, you'll find them all in St. Paul. A blue collar city built on the bluffs of America's greatest river, the Mississippi. St. Paul is North America's top ranked park system and best local food scene. St. Paul is known as the "City of Neighborhoods", each offering a celebration of the city's long cherished heritage and diversity. Life in the se vibrant neighborhood districts flows deep with tradition, with many of the restaurants and business proudly bearing the names of the immigrant families who founded them generations ago.

St. Paul's history as a Prohibition-era hotbed for gangsters, gals and whiskey runners is well known. St. Paul celebrates this storied past by offering tours of sites where the gangsters once lived as they planned and executed the most notorious crimes perpetrated in the upper Midwest. As the arts and culture of the Midwest, St. Paul boasts more that 52,000 theater seats, three world class museums, legendary historic sites and a vibrant arts and entertainment community. The Ordway Center for the Performing Arts, located in Downtown St. Paul, is recognized as on the nations leading not-for-profit performing arts centers with nearly 500 performances annually, including several Broadway hits.

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Meet The Team - Results Commercial

MEET THE TEAM

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