



BUILDING FOR SALE!



PAYNE COMMERCIAL

747 Payne Avenue, St. Paul, MN 55130

8,333 SF

**STANDALONE
INDUSTRIAL
COMMERCIAL**

Nicole Langer

612-554-6208

nicole@CEGspaces.com

Jeff Salzbrun

612-428-3333

jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Space 1: Heated

- White EPDM membrane roof adhered 2026 (barrel roof)
- 11' clear to bottom of truss; 17' to roof deck
- 9'3"x9'9" drive-in
- Restroom
- Phase 3 power

Space 2: Non-heated

- New shingle roof (to be completed 2026)
- 9'3"x10'1" loading dock; 12' clear
- 220 amp with back up generator

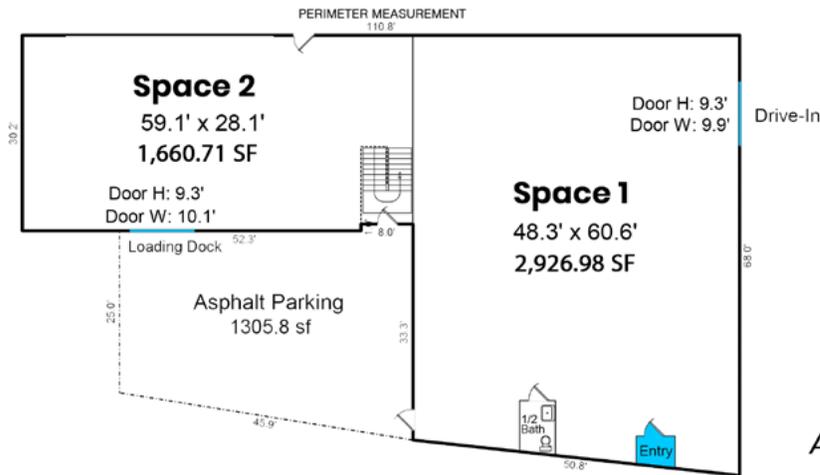
Space 3: Non-heated

- Access ramp and storage area

Space 4: Heated

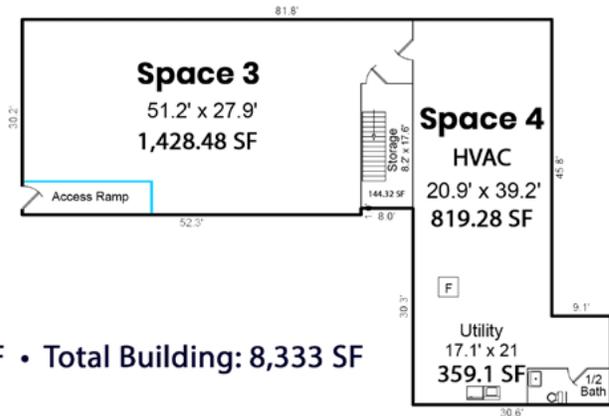
- HVAC location; updated in 2024
- Utility sink and restroom

RSF
First Floor
4,587.69 SF



*Approx. 3,234 RSF
non-heated
warehouse
space*

*Approx. 4,105 SF
of heated
warehouse
space*



RSF
Lower Level
2,752.18 SF

Total RSF: 7,339.87 SF • Total Building: 8,333 SF

Sketch by: Apex Sketch

SALE PRICE: \$1,441,000 TAXES: \$18,066

Seller financing available with substantial down payment

THE PROPERTY

Standalone cinder block and brick industrial commercial building (hard to find in the city) with off-street parking. Recent updates include lighting, HVAC, roofing, windows, and interior and exterior paint.

- Parking: 4 asphalt spots, 2-3 on grass, plus street
 - Fenced in back area could be more parking
 - LED lighting and steel entry doors
 - HVAC updated 2024; new roofing to be completed 2026
 - New windows October 2023 and February 2026
 - Built in the 1800s on 0.1787 acres
- Website: CEGspaces.com/payne



Commercial Equities Group
— Investment Real Estate Services

PAYNE INDUSTRIAL • 8,333 SF

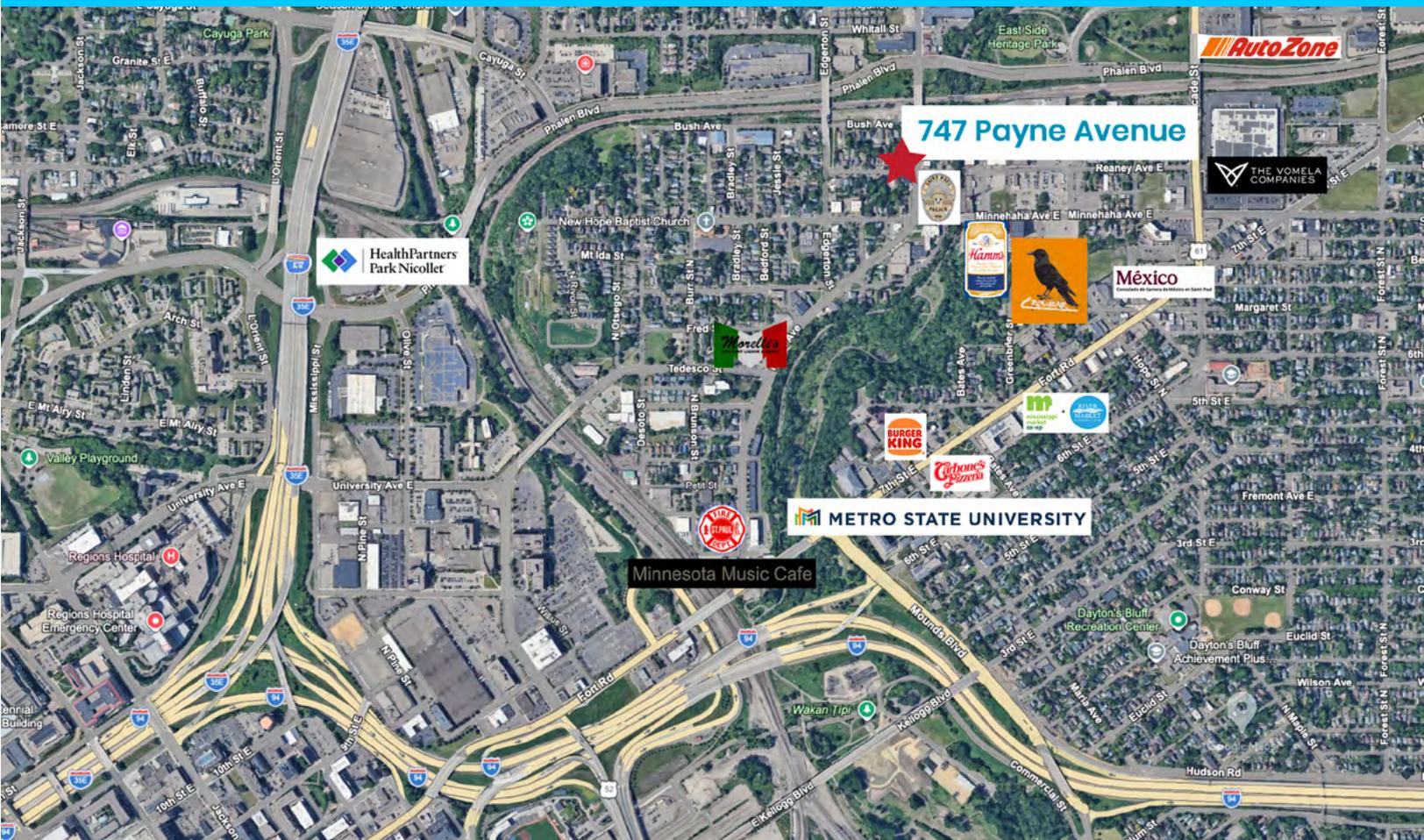
747 Payne Avenue, St. Paul, MN 55130

Nicole Langer | 612-554-6208 | nicole@CEGspaces.com

THE LOCATION

Excellent logistical location and prime corner lot! Easy access to I-94, I-35E, and downtown St. Paul. Approved for industrial, retail, service, contractors, and more.

- Phase 1 Environmental Assessment completed with no action needed
- Zoned industrial commercial (general retail, restaurant, grocery, service, light industrial, wellness center, health/sports club, storage, etc.)
- Limited Production and Processing (<15,000' of cannabis product manufacturing/cultivation)
- Across from the St. Paul Police Department, Eastern District Station on bustling corridor

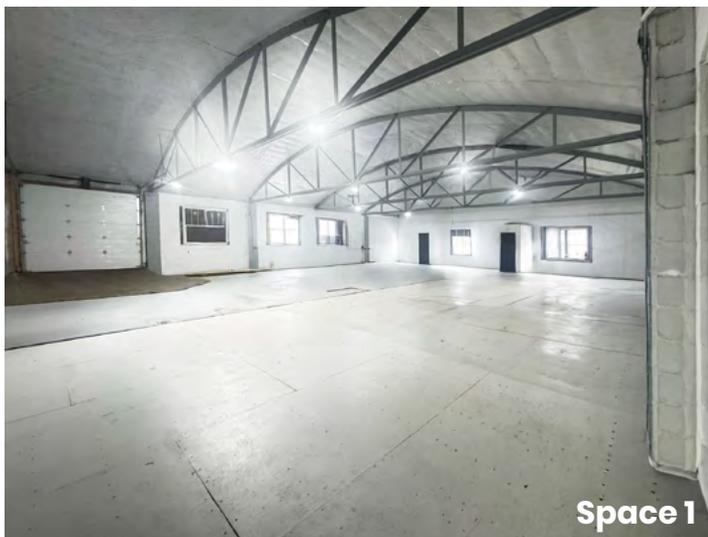


Note: 747 Payne is part of the Payne Avenue Beautification Project, a community-focused streetscape improvement effort aimed at enhancing pedestrian safety, adding greenery and design elements, and supporting economic vibrancy along the Payne Avenue commercial corridor between Maryland Avenue and Phalen Boulevard.

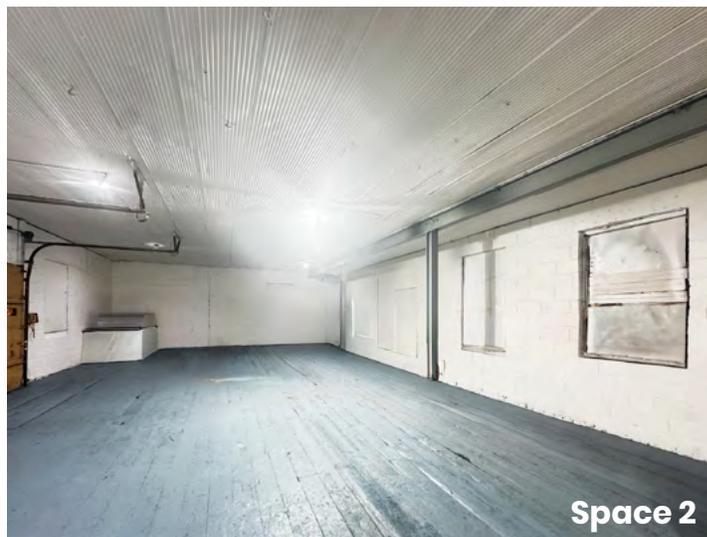
THE SPACE



Space 2 Exterior with Drive-In



Space 1



Space 2



Lower Level & Ramp Access



Lower Level



Saint Paul, the capitol of Minnesota, is located in Ramsey County, the second-most populous county in the state.

Ramsey County is a densely populated and urban with an estimated population of approximately 544,000 to 549,000 as of 2024–2026.

Key Demographic Data (Greater East Side)

- Population: ~31,000–32,000
- Racial Composition: Roughly 30–35% Asian, 30–37% White, 10–17% Black, and 11–16% Hispanic
- Age: The average age is around 34, indicating a mix of families and young residents
- Housing: Approx. 63% of residents own their homes, (median value \$238,992), and 37% rent
- Income: Median household income is approximately \$62,000–\$77,000, which is higher than the overall St. Paul median

Metropolitan Council Projections

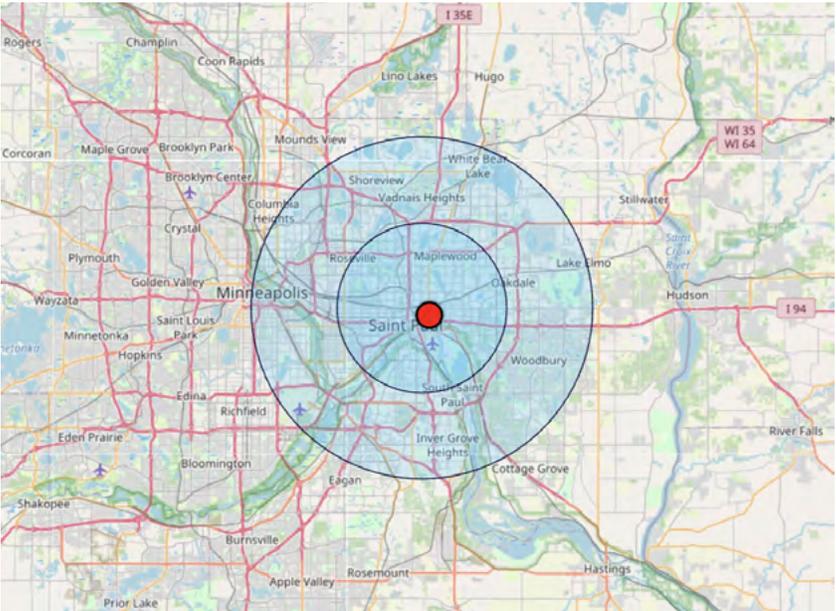
- The broader East Side is expected to see a significant increase in residents and jobs by 2040
- The city’s policy is to manage this growth through multimodal transit (like the Gold Line and improved bus service) rather than expanding road capacity

Traffic Count & Traffic Corridors

- Payne Avenue (at Minnehaha Avenue E): Approximately 5,200 to 5,500 vehicles per day
- Minnehaha Avenue East (near Payne Avenue): Approximately 6,000 to 6,500 vehicles per day

Other nearby important traffic corridors in the East Side include:

- Phalen Boulevard: A key industrial and commercial connector connecting the East Side with downtown, as indicated in the Northeast Corridor Development Plan
- East 7th Street: A primary artery running through the heart
- Maryland Avenue: An important east–west connector, also a focus of the Bronze Line project for better, faster service



5 & 10 mile radius