

FOR SALE



MONARCH

COMMERCIAL REAL ESTATE



45 IVY AVE W, ST. PAUL, MN

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PROPERTY HIGHLIGHTS:

- Owner/User or Investment Opportunity!
- Opportunity to occupy a portion and lease the remainder
- Excellent location, easy access off I-35E
- Heavy Power
- Oversized Drive-Ins
- Floor drains
- Fenced-in Outdoor Storage (up to ~15,000 SF)
- Auto ventilation available in up to 7,500 SF



Address	45 Ivy Ave W, St. Paul, MN 55117
Building Size	19,211 SF
Lot Area	0.79 Acres
Original Built	1961
2 Additions Built	Early 1980s
Clear Height	Various (10', 15', & 16')
Drive Ins	12' x 14' 14' x 16' 10 x 8'
Power	1600A, 3 phase
Zoning	I2 - Industrial
2025 Taxes	\$53,622
Sale Price	Negotiable

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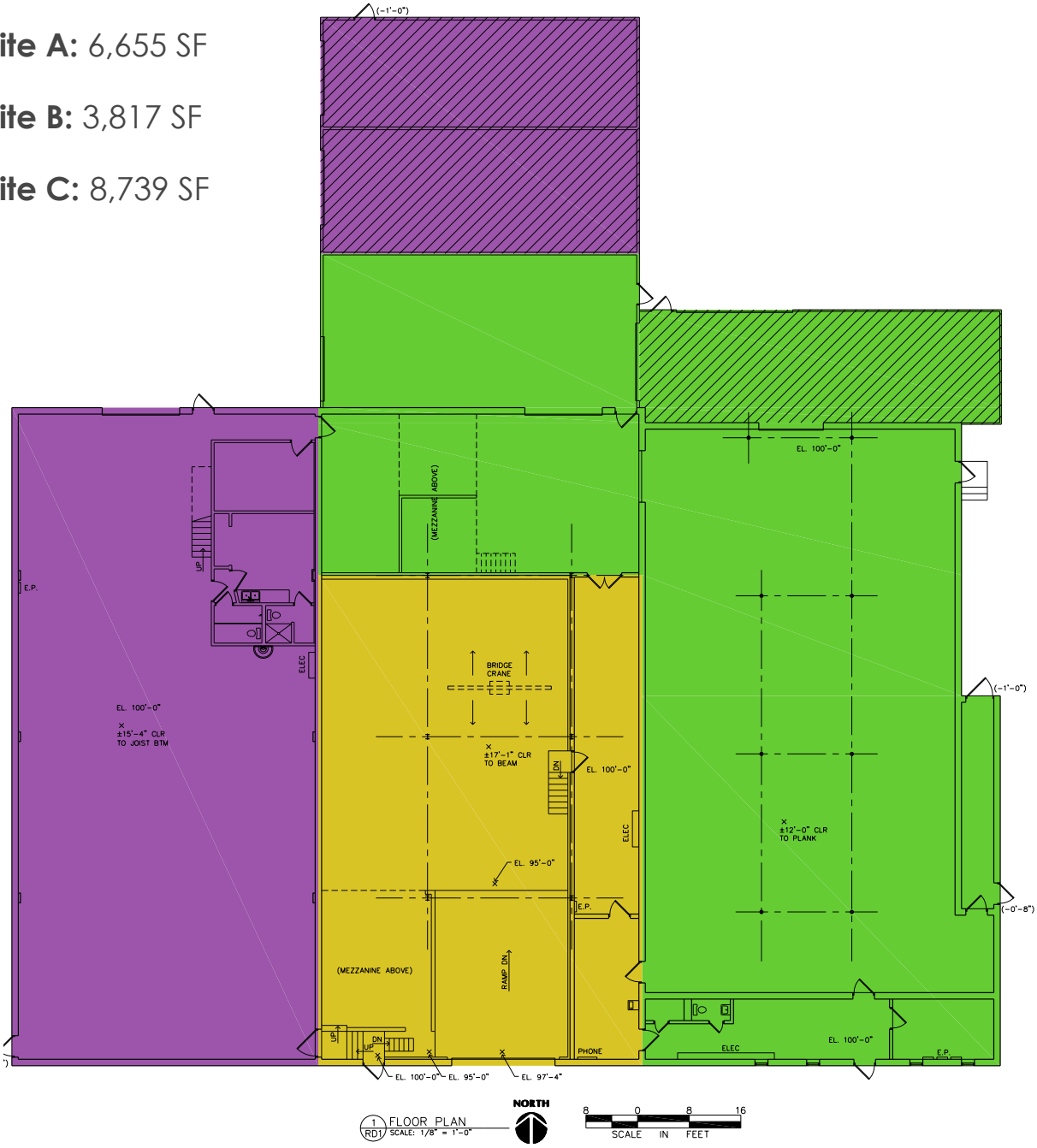
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FLOOR PLAN

- Suite A: 6,655 SF**
- Suite B: 3,817 SF**
- Suite C: 8,739 SF**



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AERIAL MAP

Downtown St. Paul



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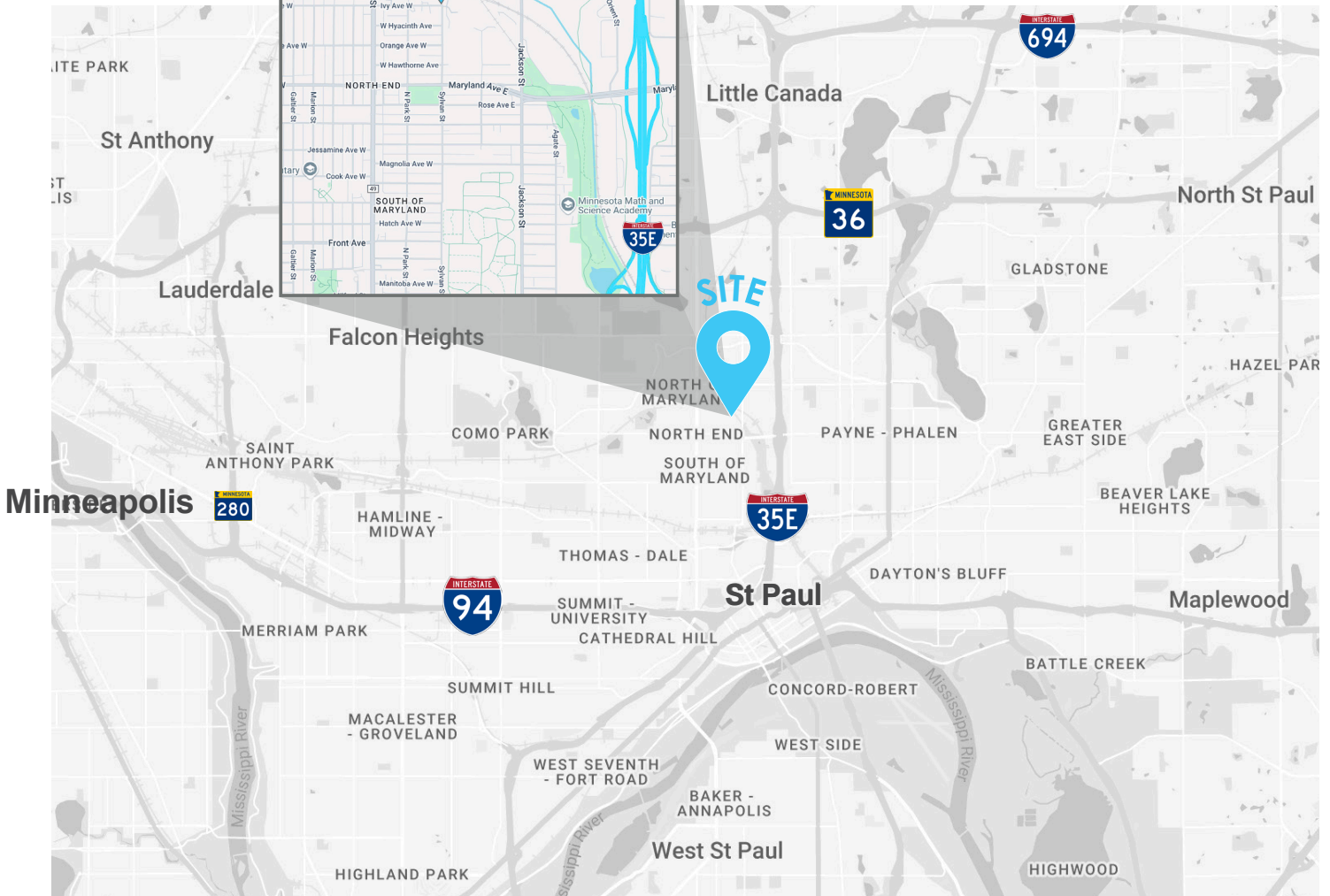
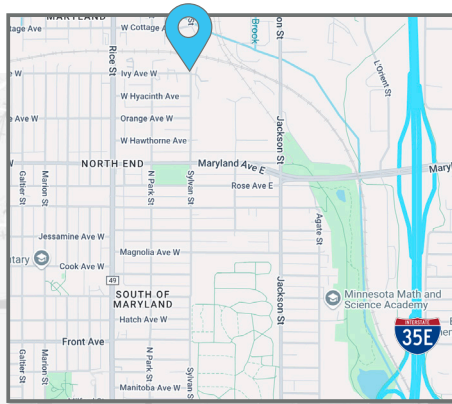
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AERIAL MAP

Easy access to I-35E



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