



Colliers

Accelerating success.

30,450 SF For Sale

1728 Concordia Ave
St. Paul, MN

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Allianz Field

INTERSTATE 94

134,387 vpd

SHINE ON

Retail Amenities (within a 5-mile radius)



588

Restaurants & Bars



63

Coffee Shops



20

Breweries/
Distilleries



104

Grocery Stores



133

Fitness Studios



145

Parks



Property Highlights

- Iconic showroom building located in the heart of the Twin Cities
- Excellent visibility & signage opportunities on I-94 (134,387 vpd)
- Close proximity to Allianz Field soccer stadium and many area amenities
- Suitable for a variety of retail, restaurant, brewery, distillery, medical, education, light industrial & office uses
- Easy access to downtown Minneapolis & St Paul

1728 Concordia Ave | For Sale

Property Profile

Property Overview

Location 1728 Concordia Avenue, St. Paul, MN

PID # 33.29.23.43.0002

Building Size +/- 10,350 SF Showroom
+/- 14,400 SF Warehouse
+/- 5,700 SF Office
+/- 30,450 SF Total

Land Size 0.87 Acres

Year Built 1924, 1951 & 1971

Loading 2 Dock Doors

Sprinklered Yes

Zoning I-1: Light Industrial

County Ramsey

2024 Taxes \$56,750

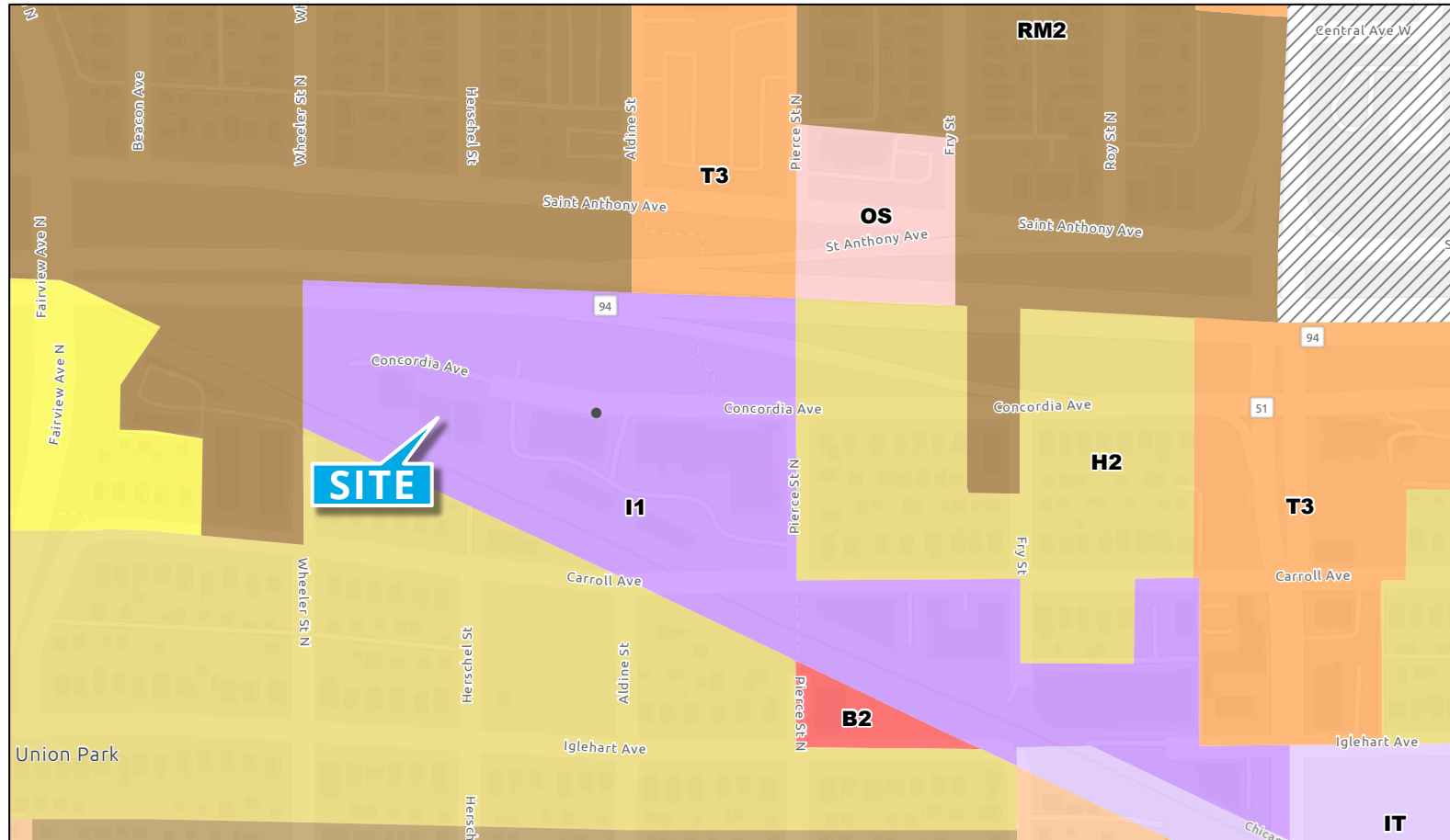
Sale Price **Negotiable**





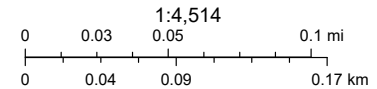
Zoning Map

ZONED I-1: LIGHT INDUSTRIAL



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- | | | | |
|---------------------|-----------------------------|----------------------------|--------------------------|
| Principal Zoning | T2 Traditional Neighborhood | B2 Community Business | State Highway |
| H1 Residential | T3 Traditional Neighborhood | IT Transitional Industrial | Minor Streets |
| H2 Residential | T4M T4 with Master Plan | I1 Light Industrial | Access Ramp |
| RM1 Multiple-Family | OS Office-Service | Interstates | Saint Paul City Boundary |
| RM2 Multiple-Family | | | |



1:4,514
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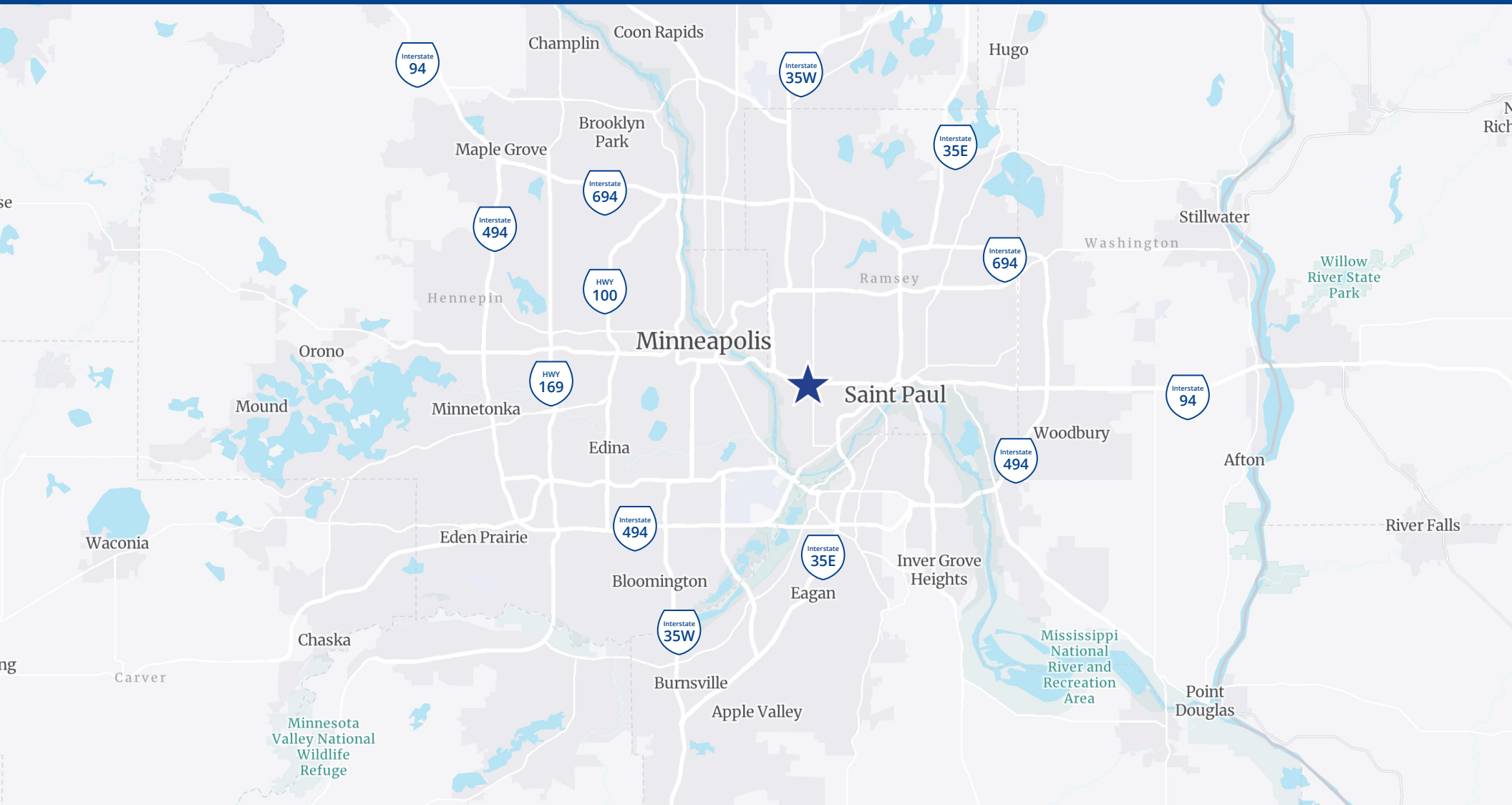
ArcGIS Web AppBuilder



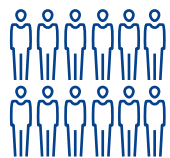
[CLICK FOR FOR PRINTABLE ZONING MAP](#)



[CLICK FOR FOR PRINTABLE ZONING CODE](#)



Demographics (5 mile radius)



2024
population

442,833



2024 Average
Household Income

\$105,928



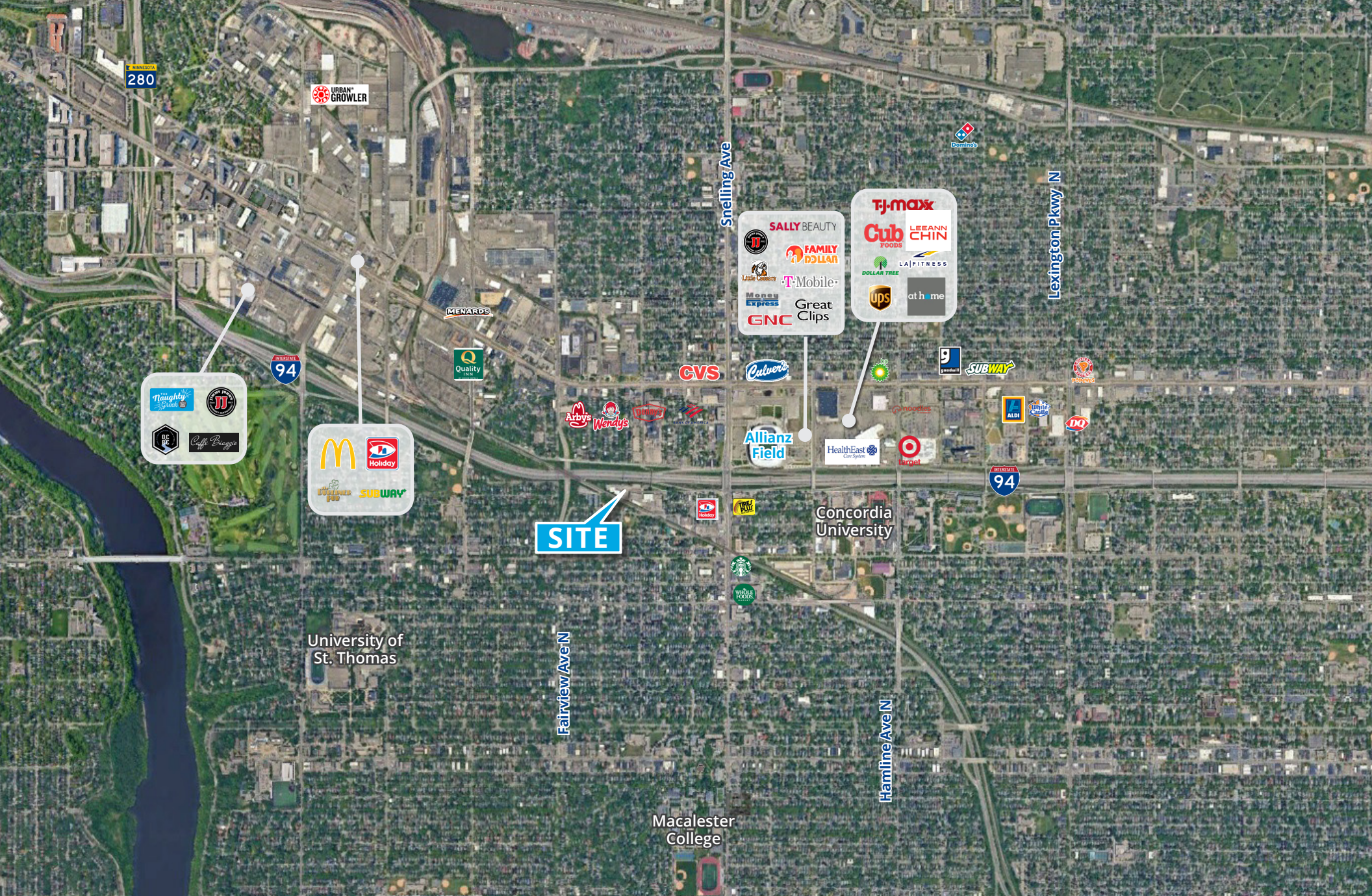
8 Minute

to Bus Stop



6.8 Miles

to Minneapolis/St. Paul
International Airport



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