

# FOR SALE

2469 University Ave W | St. Paul, MN 55114

**14,468 SF OFFICE BLDG**  
**>>\$300,000 PRICE REDUCTION<<**



**Kate Damato**  
Senior Associate  
(952) 525-3343  
Kate.Damato@ForteREP.com

**John Young, CCIM**  
Vice President  
(952) 854-5067  
John.Young@ForteREP.com



# PROPERTY FEATURES

## 2469 University Ave W | St. Paul, MN 55114

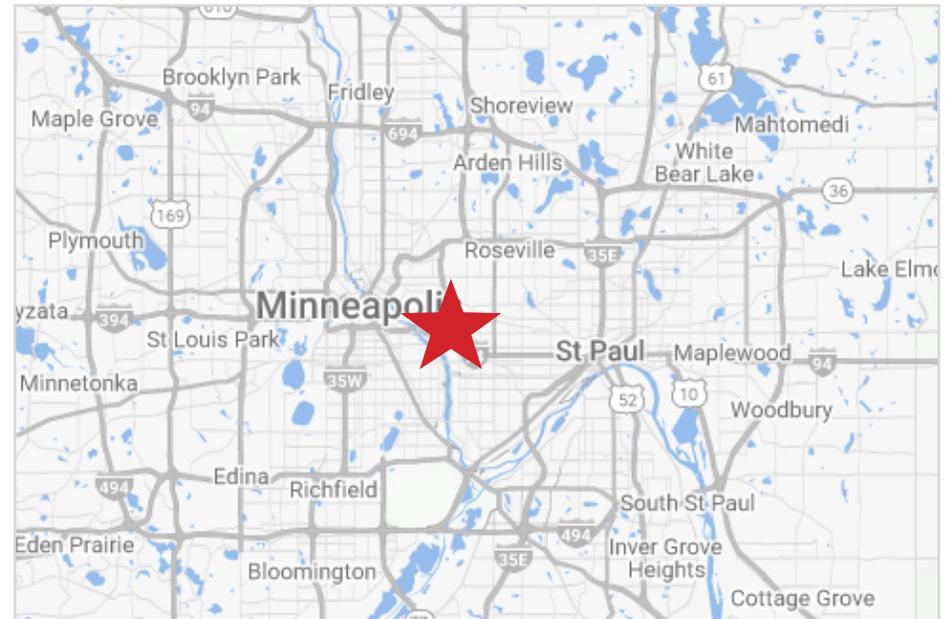
The 0.62 acre site is located directly on University Avenue in St. Paul with quick access to I-94 and Hwy 280. Currently zoned T3-Traditional Neighborhood District. This district provides for higher-density pedestrian and transit oriented mixed-used development.

The condition, location, size, and zoning of this site allows for a variety of potential uses including maintaining current use as a multi-tenant office building, a single tenant owner-user, or potential mixed-use redevelopment site.

- Exclusive parking with approximately 40 parking stalls
- Driveway access direct to University Avenue
- Spine design allowing entrance from University Avenue or private back parking lot
- Prominent welcoming professional building
- Property located in New Market Tax Credits eligible census tract and an Opportunity Zone
- Completed a \$268K full roof renovation in Fall 2025 featuring a GAF insulated 4-Ply Built Up Roof System with new architectural sheet metal and a transferable 20-year manufacturer's warranty.

### Building Information

Building Size	14,468 SF
Site Size	0.62 Acres (27,007 SF)
Year Built	1971
Occupancy Type	Multi-tenant
Zoning	T3
Sale Price:	<del>\$1,750,000</del> <b>\$1,450,000</b>
2025 Taxable Amount	\$36,186



**Kate Damato**  
Senior Associate  
(952) 525-3343  
Kate.Damato@ForteREP.com

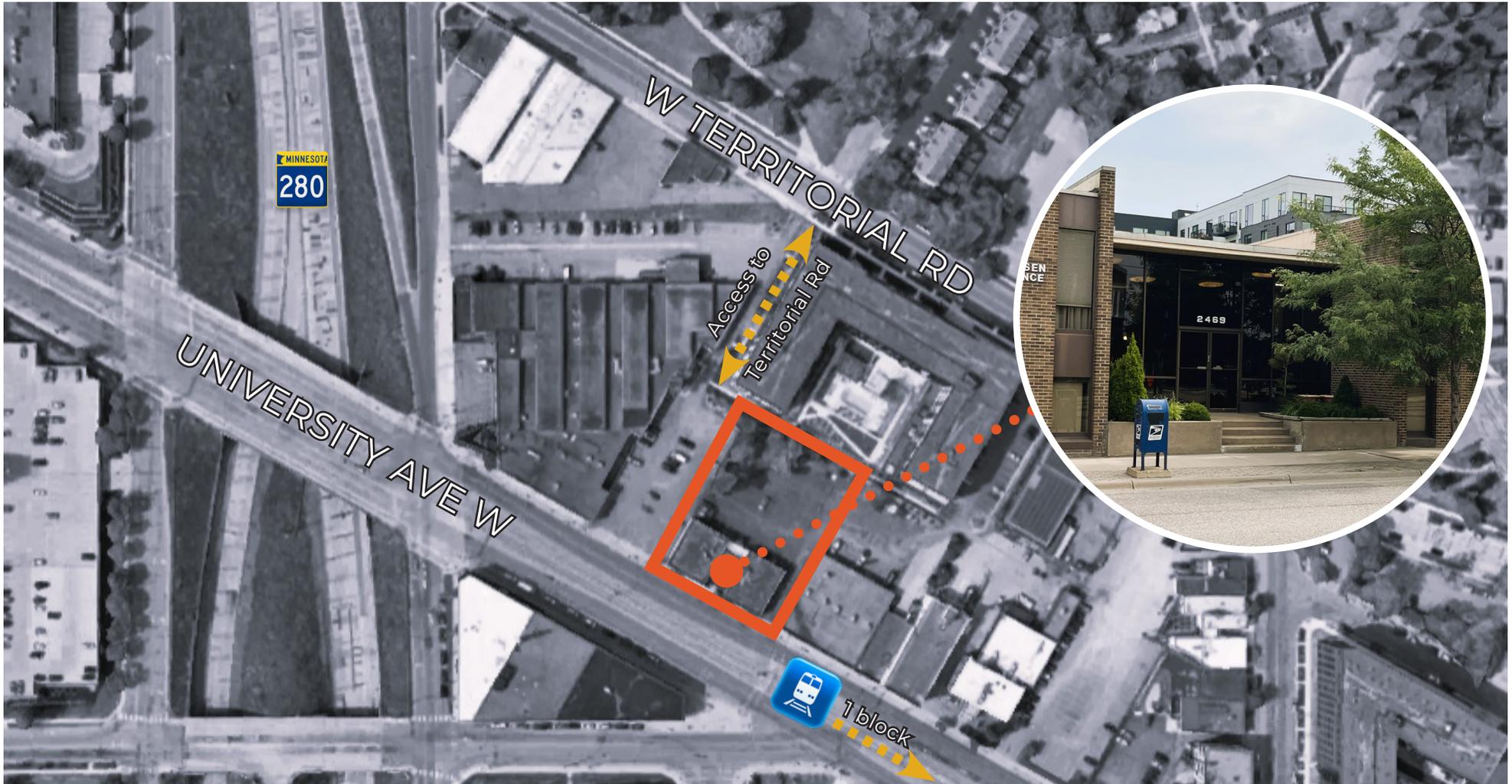
**John Young, CCIM**  
Vice President  
(952) 854-5067  
John.Young@ForteREP.com



# PROPERTY FEATURES

2469 University Ave W | St. Paul, MN 55114

**14,468 SF OFFICE BLDG**



**Kate Damato**  
Senior Associate  
(952) 525-3343  
Kate.Damato@ForteREP.com

**John Young, CCIM**  
Vice President  
(952) 854-5067  
John.Young@ForteREP.com



# ZONING CODE

2469 University Ave W | St. Paul, MN 55114

## T3 Zoning - Traditional Neighborhood District

- (a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;
- (b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;
- (c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;
- (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential “urban village” site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.

(Ord. No. 11-27, § 1, 4-20-11)



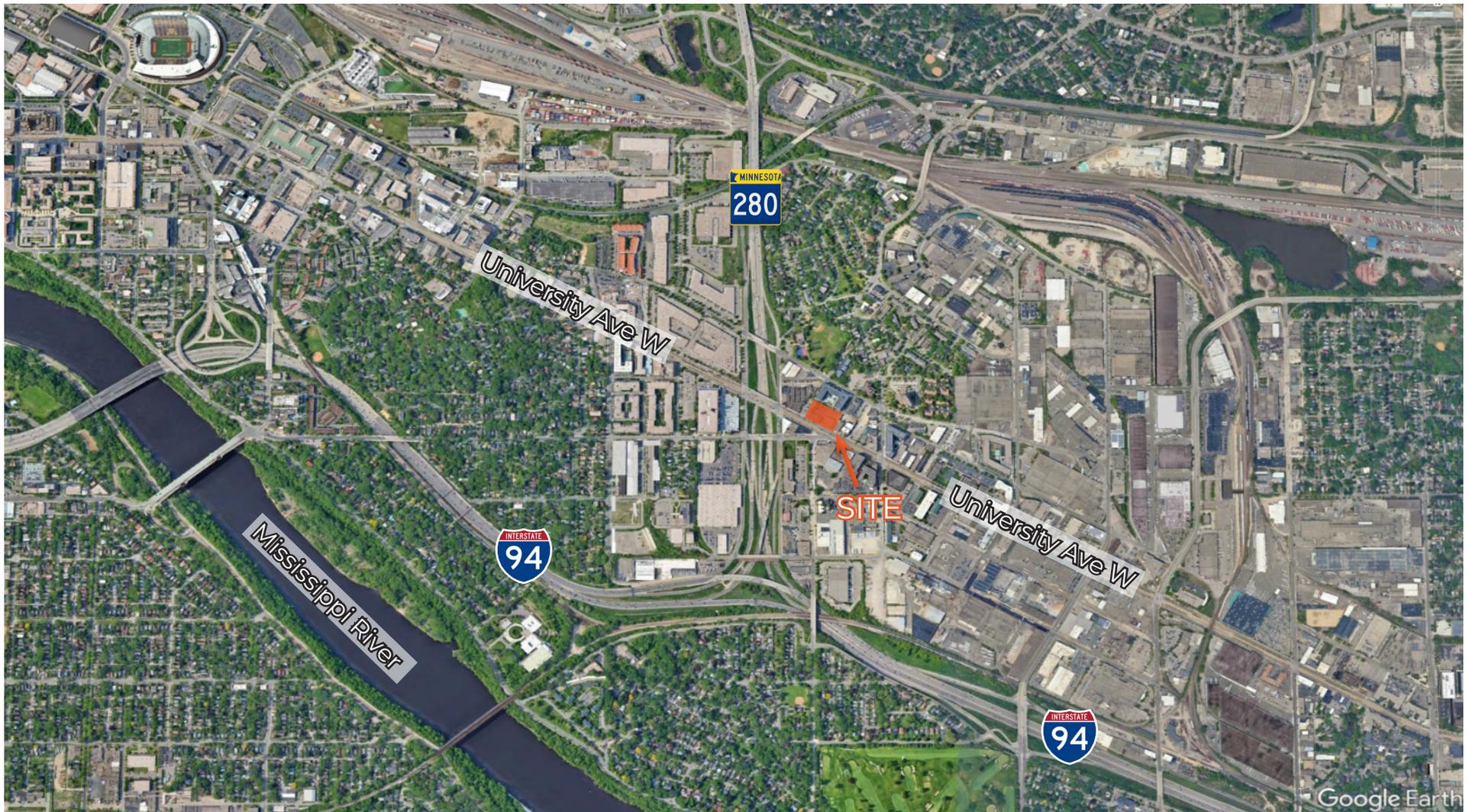
**Kate Damato**  
Senior Associate  
(952) 525-3343  
Kate.Damato@ForteREP.com

**John Young, CCIM**  
Vice President  
(952) 854-5067  
John.Young@ForteREP.com



# AERIAL VIEW

2469 University Ave W | St. Paul, MN 55114



**Kate Damato**  
Senior Associate  
(952) 525-3343  
Kate.Damato@ForteREP.com

**John Young, CCIM**  
Vice President  
(952) 854-5067  
John.Young@ForteREP.com



# DEMOGRAPHICS

2469 University Ave W | St. Paul, MN 55114



23,127

Total Businesses



420,686

Total Employees

## KEY FACTS

524,846

Population

34.1

Median Age

2.1

Average Household Size

\$77,709

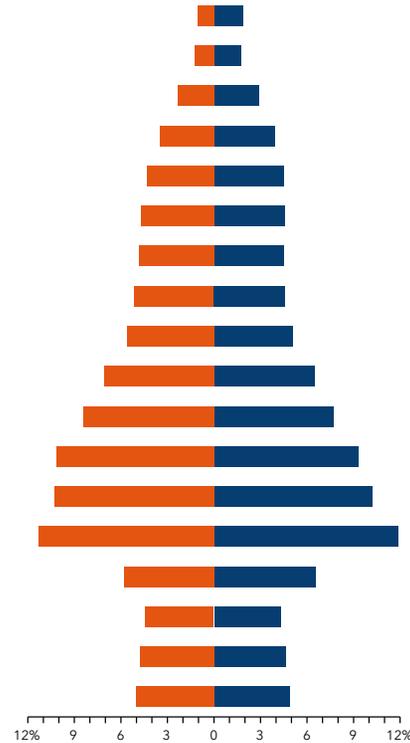
Median Household Income



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

© 2026 Esri

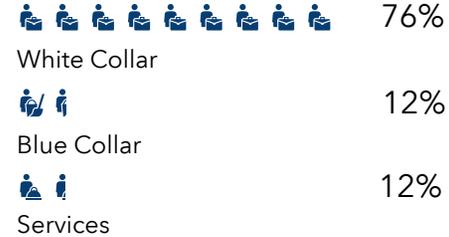
## AGE PYRAMID



The largest group: 2025 Females Age 20-24  
The smallest group: 2025 Males Age 85+ 24

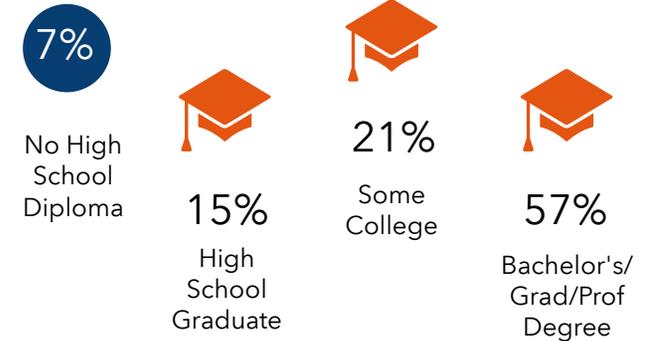
## EMPLOYMENT & EDUCATION

### EMPLOYMENT



4.6%  
Unemployment Rate

### EDUCATION



Data reported within 5 mile radius

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

**Kate Damato**  
Senior Associate  
(952) 525-3343  
Kate.Damato@ForteREP.com

**John Young, CCIM**  
Vice President  
(952) 854-5067  
John.Young@ForteREP.com

