



FOR SALE

SITE

2.71 ACRES

MIXED-USE DEVELOPMENT SITE

WABASH AVE, ST. PAUL, MN

LUKE APPERT
Executive Director
+1 651 315 6641
luke.appert@cushwake.com

BEN DREW
Director
+1 952 210 4637
ben.drew@cushwake.com

THEO PETRIE
Associate
+1 763 234 6362
theo.petrie@cushwake.com



WABASH AVE

ST. PAUL, MN

Property Highlights

- Easy access to I-94 and Highway 280
- Potential for multi-family, corporate headquarters, office, or specialty retail (uses on page 6)
- Excellent accessibility to bus routes and Green Line LRT
- Neighboring developments include Vertical Endeavors, The Legends at Berry (241 units) and Millberry (121 units)

Property Information

PID #	32.29.23.22.0011
Acreage	2.71
2023 Total Tax	\$9,938

Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	17,223	209,622	525,013
Households	8,352	88,032	235,371
Average HH Income	\$107,615	\$103,763	\$110,275
Daytime Population	16,018	170,409	410,088



WABASH AVE

ST. PAUL, MN

AERIAL



WABASH AVE

ST. PAUL, MN

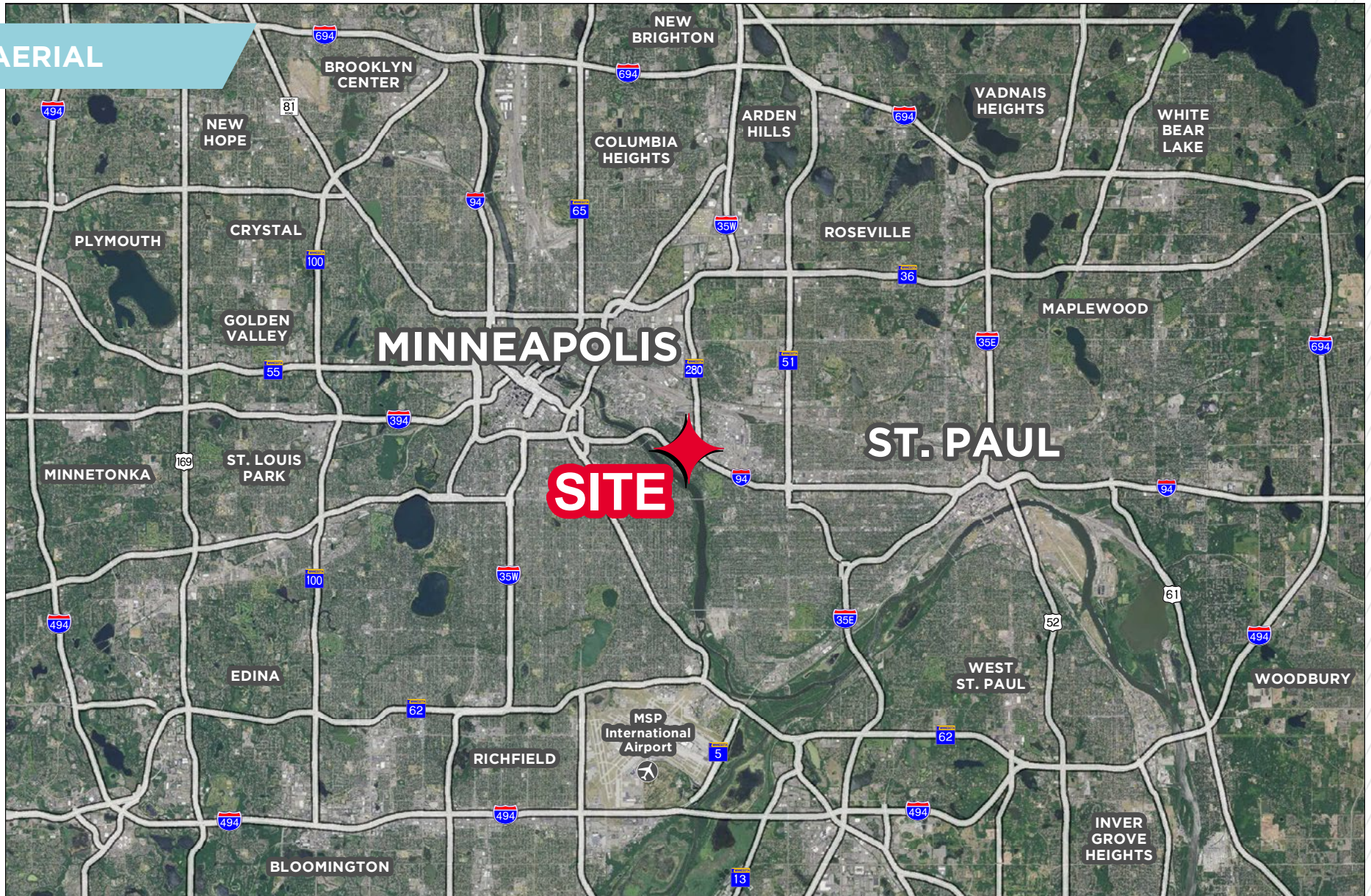
AERIAL



WABASH AVE

ST. PAUL, MN

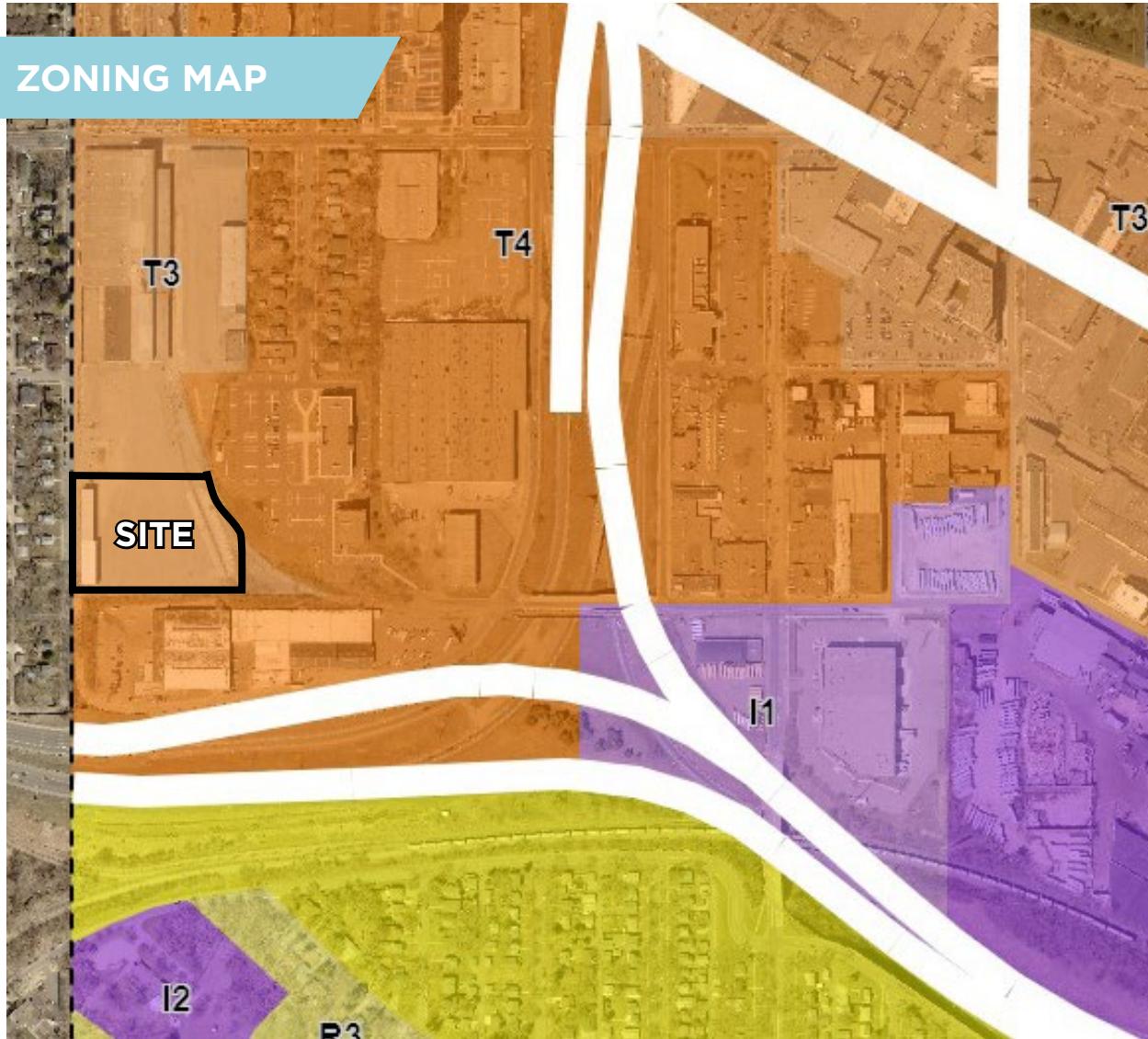
AERIAL



WABASH AVE

ST. PAUL, MN

ZONING MAP



ZONING USES

T1 Traditional Neighborhood

One-, two- and multiple-family dwelling
Most other RM2 uses
Live-work unit
Mixed residential and commercial use
College, university, trade school, arts school
Fraternal organization, lodge hall
Museum
Noncommercial recreation
Utility/public service building*
Artist and photographer studio
Business office, bank, insurance, real estate office
Professional office, medical clinic
Post office, photocopying
Service businesses e.g. watch and shoe repair, tailor shop, barber, beauty shop
Coffee shop, tea house*
Bed and breakfast

T2 Traditional Neighborhood

All T1 uses
Hospital*, veterinary clinic
General retail, grocery, bakery, liquor store*
Drive through sales and services*
Laundromat, dry cleaning (retail outlet)
Mortuary, funeral home
Service business with a showroom or workshop*
Tattoo shop, tobacco products shop*
Restaurant*, catering
Hotel, inn
Health club, indoor recreation*
Theater, assembly hall*
Auto convenience market, service station*
Limited production and processing*
Printing and publishing*

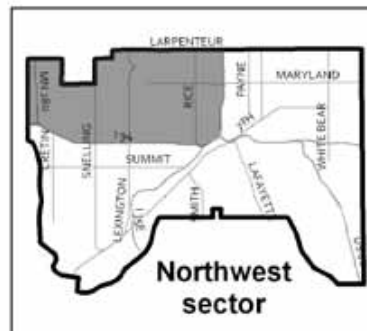
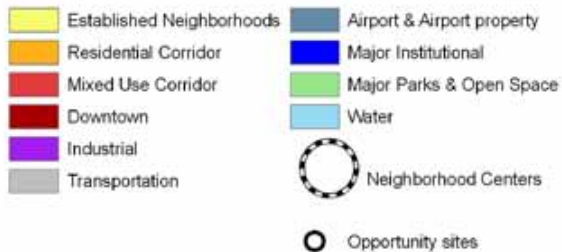
T3 Traditional Neighborhood

All T2 uses except drive-through sales/services
Parking facility, commercial*

WABASH AVE ST. PAUL, MN

FUTURE LAND USE

SITE →



0 2,000 4,000 8,000 12,000 16,000 Feet

LAND USE DESCRIPTIONS

- Established Neighborhoods** (3-20 units/acre)
 Predominately residential areas with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered within these neighborhoods. Also includes scattered neighborhood-serving commercial, service, and institutional uses at the juncture of arterial and collector streets.
- Residential Corridors** (4-30 units/acre)
 Segments of street corridors that run through Established Neighborhoods; predominately characterized by medium density residential uses. Some portions of residential corridors could support additional housing.
- Mixed Use Corridors** (30-150 units/acre)
 Primary thoroughfares through the city that are served by public transit (or could be in the future). Includes areas where two or more of the following uses are or could be located: residential, commercial, retail, office, small scale industry, institutional, and open space. Uses may be within a building or in buildings that are in close proximity.
- Neighborhood Centers** (30-150 units/acre)
 Compact mixed use areas that historically developed adjacent to major intersections. They are served by transit and include two, or more, of the following uses: residential, commercial retail and office, small scale industry, institutional, and open space. Uses may be within a building or in buildings within close proximity.
- Downtown** (35-200 units/acre)
 The core of the city, encompassing Planning District 17 and lying solely on the east bank of the Mississippi River. It includes a broad mix of uses, including government facilities, and both residential and commercial office uses at the highest densities in the city.
- Industrial**
 Primarily manufacturing and/or the processing of products; could include light or heavy industrial land uses, large warehouse facilities, and/or utilities.
- Transportation**
 Major highways and railroad corridors.
- Airport & Airport property**
 Includes the Saint Paul Airport at Holman Field.
- Major Parks & Open Space**
 Includes major parks and recreation areas, parkways, and regional parks.
- Major Institutional**
 Includes all colleges and universities and significant public and nonprofit uses.
- Water**
 Permanently flooded open water, rivers, and streams, including wetlands.
- Opportunity sites**
 Areas identified in Policy 1.53 of the Land Use Plan and in small area plans for mixed use development or employment centers.

SEE ADDITIONAL NOTES FOR THIS MAP ON FIG. LU-N.



FOR MORE INFORMATION, CONTACT:

LUKE APPERT

Executive Director
+1 651 315 6641

luke.appert@cushwake.com

BEN DREW

Director
+1 952 210 4637

ben.drew@cushwake.com

THEO PETRIE

Associate
+1 763 234 6362

theo.petrie@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

