



FOR SALE

**AFFORDABLE MIXED-USE SFH + RETAIL
1025 SOUTHVIEW BLVD
SOUTH SAINT PAUL, MN 55075**

Results
COMMERCIAL
RE/MAX RESULTS

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SOUTH SAINT PAUL, MN 55075

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Property Information

EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

- Unique Mixed-Use, 2 Bed + 1 Bath, Single Family Home and Retail/Restaurant
- 2 separate properties on 1 lot with 1 PID
- Zoned C-1 Commercial Business District
- Great visibility, easy access, & strong traffic counts on Southview Blvd near I-494
- Retail/Restaurant has a full, newer, commercial kitchen. Turnkey operation available. All Furnishings, Fixtures, and Equipment (FF&E) included with sale
- Outdoor patio or parking for 3 vehicles. Ample on street parking immediately adjacent on Southview Blvd
- Very well maintained inside and out. Commercial roof is only 8 years old and updated HVAC (See full list on page 5)
- Property will be fully vacated on October 1, 2025. Excellent opportunity for an Owner Operator or Investor
- SFH = 880 SF. Retail/Restaurant = 2,736 SF

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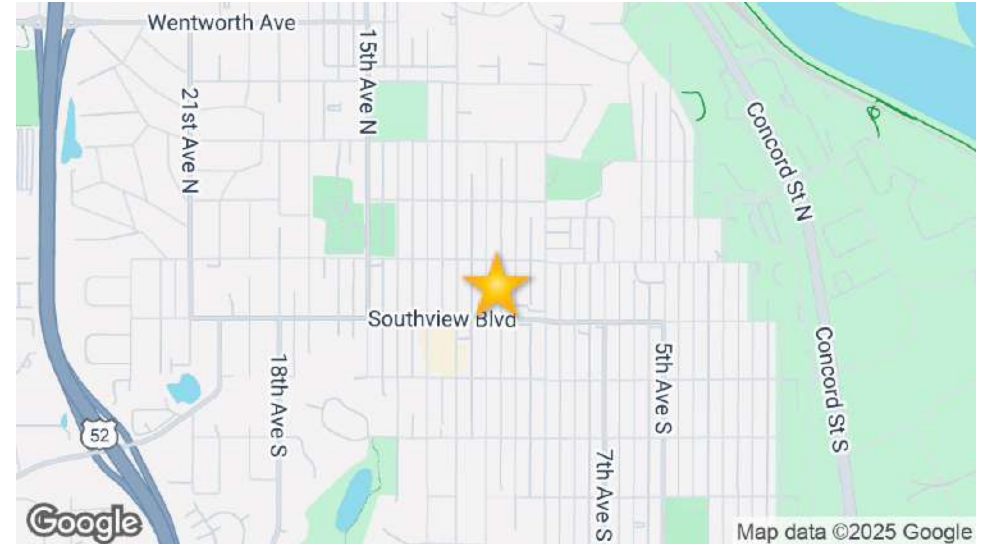
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Sale Price

\$499,000

OFFERING SUMMARY

Building Size:	3,558 SF
Lot Size:	4,888 SF
Number of Units:	2
Price / SF:	\$140.25
Year Built:	1935
Renovated:	2020
Zoning:	C1 - Retail Business District

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COMMERCIAL SPACE UPGRADES

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COMMERCIAL BUILDING IMPROVEMENTS

2019

- All new plumbing (including new sump pump, grease trap, and added new drains)
- New flooring throughout building
- New fire suppression system
- New hood-vent and fan
- New handicap accessible bathroom
- Added additional new electrical

2020

- New parking lot (paver parking lot)
- Central air conditioning installed in upper level (basement & upstairs on separate furnaces/ductwork)



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COMMERCIAL SPACE EQUIPMENT LIST

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COMMERCIAL SPACE EQUIPMENT LIST

- Rebuilt dishwasher (2019 & 2024)
- New worktop cooler (2021)
- New flattop grill, new ovens, new 4 top burner, new chef base drawer fridge, new beverage cooler (all purchased together in 2024)
- Rebuilt espresso machine (2023) & back up espresso machine included (will need servicing)
- 2 Commercial grade coffee grinders & commercial coffee maker
- 8 Foot beverage cooler
- 4 Foot display, half is refrigerated half is room temp
- 48" Sandwich prep cooler
- Commercial freezer & new ice machine (2023)
- All catering equipment
- All utensils, pots/pans

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SINGLE FAMILY HOME UPGRADES

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SINGLE FAMILY HOME IMPROVEMENTS **2023**

- Opened up walls on main level (open concept)
- New kitchen & new fridge
- New bathroom
- Refinished wood floors
- Reconstructed former screen porch to additional, useable SF in the living room
- New paver patio in back and new shed
- Fully fenced in yard
- New washer

2025

- New water softener
- New water heater
- New stove



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Photo Gallery

ADDITIONAL PHOTOS

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Commercial Space - Main Level



Commercial Space - Main Level (Kitchen)



Commercial Space - Lower Level



Commercial Space - Lower Level

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ADDITIONAL PHOTOS

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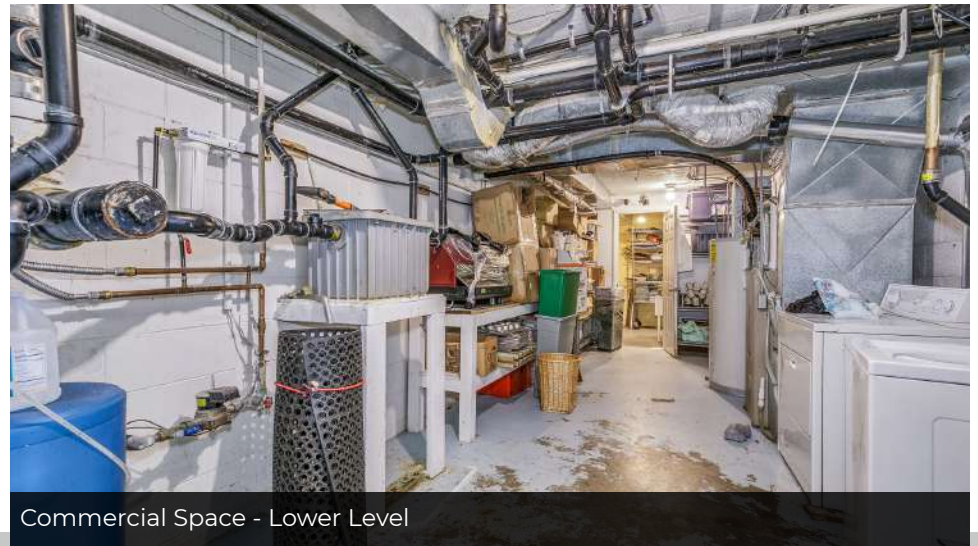
Commercial Space - Lower Level



Commercial Space - Lower Level



Commercial Space - Lower Level



Commercial Space - Lower Level

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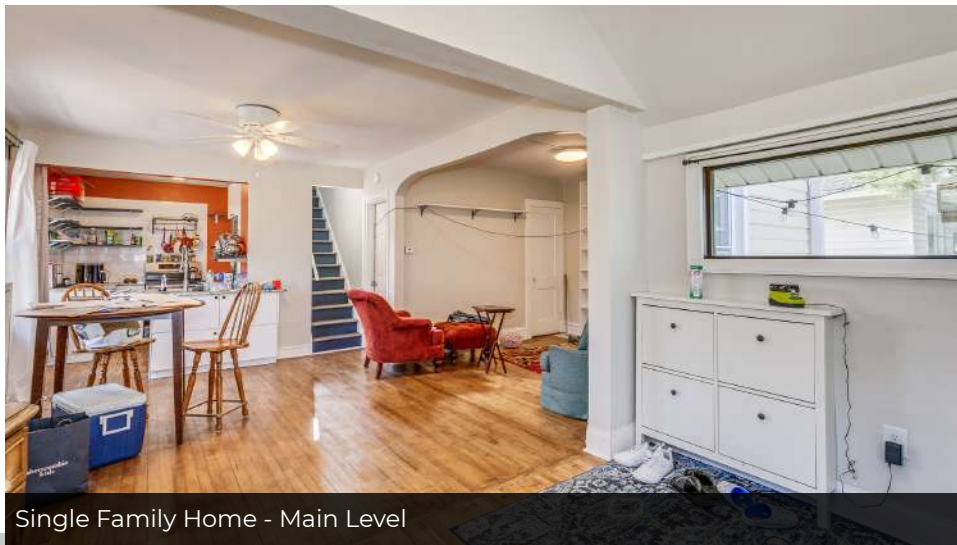
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Single Family Home



Single Family Home - Main Level



Single Family Home - Main Level



Single Family Home - Main Level

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Single Family Home - Main Level (Kitchen)



Single Family Home - Main Level (Kitchen)



Single Family Home - Second Level



Single Family Home - Second Level (Bedroom #1)

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Single Family Home - Second Level (Bathroom)



Single Family Home - Second Level (Bedroom #2)



Single Family Home - Basement



Single Family Home - Basement

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Zoning Information

ZONING INFORMATION

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C-1 ZONING INFORMATION

The C-1 zoning district, designated as the Retail Business District, is primarily intended to accommodate and encourage retail-oriented land uses within South St. Paul. It serves as an entry-level commercial zone supporting neighborhood-scale shopping and service activities while maintaining compatibility with surrounding land uses.

This district is formally defined in Section 118-127 of Chapter 118 (Zoning) of the South St. Paul City Code.

Click the link below to access the South St. Paul City Code:

https://library.municode.com/mn/south_st._paul/codes/code_of_ordinances

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Location Information

RETAILER MAP

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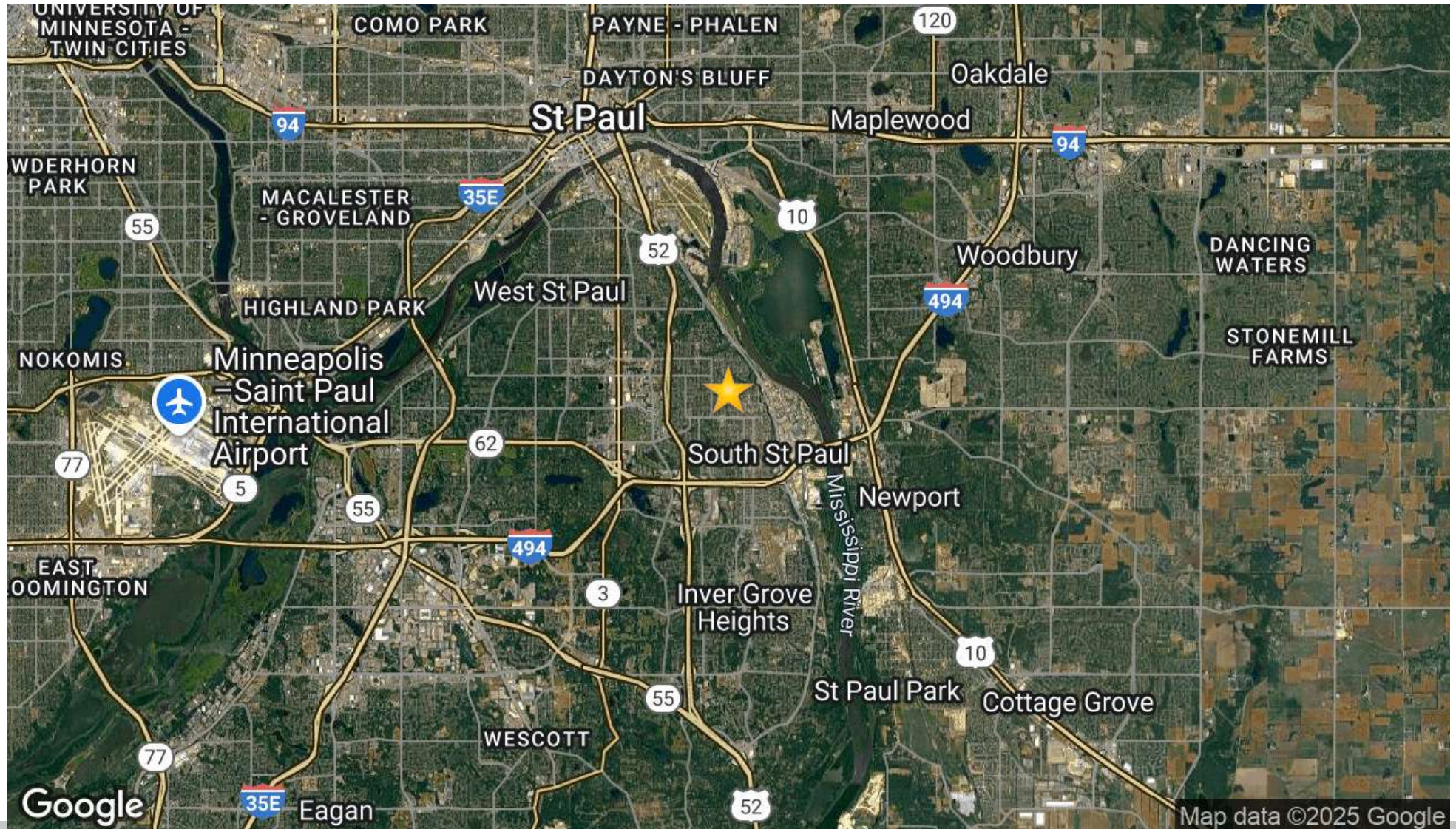
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AERIAL MAP

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Demographics

DEMOGRAPHICS MAP & REPORT

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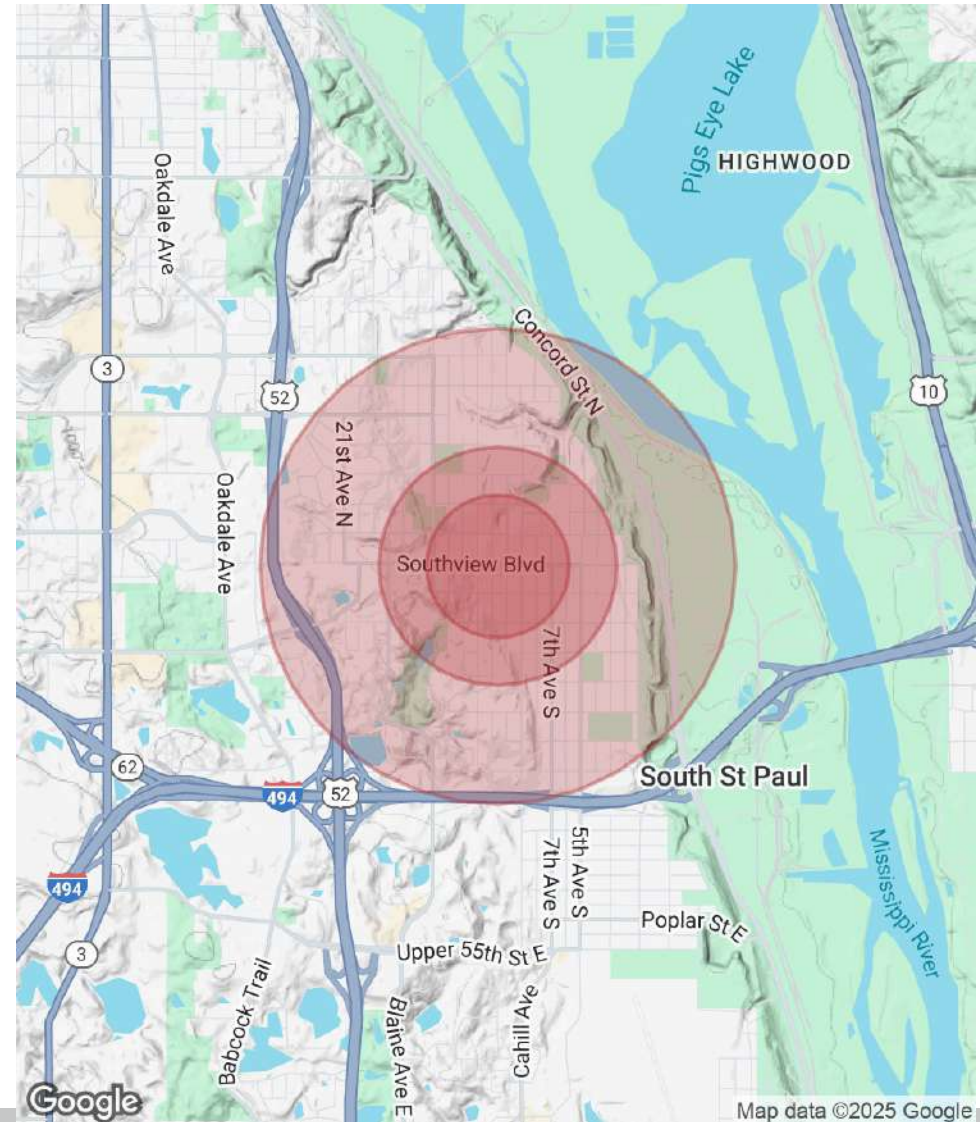
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,645	5,221	15,483
Average Age	39	39	39
Average Age (Male)	39	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	703	2,219	6,453
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$82,745	\$83,382	\$92,695
Average House Value	\$284,822	\$288,010	\$304,646

Demographics data derived from AlphaMap



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TRAFFIC COUNTS

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TRAFFIC COUNTS

Southview Blvd: 8,073 Vehicles Per Day

12th Ave S: 2,211 Vehicles Per Day

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Meet The Team - Results Commercial

MEET THE TEAM

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