

Matt Delisle

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FOR SALE

Property **Profile**



Sale Price	\$600,000
County:	Ramsey
Square Feet:	Appx. 4,400 SF
Site Acres:	.14 AC
Occupancy:	Vacant
Number of Floors:	Two (2)
Car Parking Spaces:	Appx. Eight (8)
Year Built:	2007
2025 Taxes Payable	\$20,962.00
Zoning:	MX Mixed Use District Located in special zoning district: Minnesota State Capital Area
Tax Parcel ID:	31-29-22-23-0100







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Building **Specifications**



Exterior Description: Brick veneer on the west and north elevations,

and painted fiber board on the east and south

elevations.

Framing: Wood structural framing.

Roof Age & Description: Flat roof with rubber membrane.

Windows: Non-operable aluminum-framed with insulated

glass windows along the west and north sides of

the building.

Ceiling Heights: Floor One: appx 13' ceiling height.

Floor Two: appx 9' ceiling height.

Stairwells: There is one set of stairs between the two levels.

Basement: None.

Electrical: The electrical system is assumed to be adequate

for the building.

Elevators: None

HVAC System: The building is heated by forced-air heating, and

cooled by two exterior

air-conditioning condensers.



Restrooms: Floor One: Two unisex restrooms as well as

a break area with sink.

Floor Two: One unisex restroom as well as

break area with sink.

Mail: Delivered via mail box to individual units,

attached to the building.

Telecommunications: Comcast and Popp.

Plumbing/Water Heater: One (1) large water heater on first floor, and

one (1) small water heater on second floor.

Building Security System: Systems and video door monitoring/remote

access.

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Property **Highlights**



- · Rare newer construction building.
- Corner exposure to Rice Street.
- Walking distance to light rail and downtown St Paul.
- High ceilings and updated finishes.
- Easy access to I-94.
- Two blocks to Minnesota State Capital
- Potential economic incentives for a new property owner

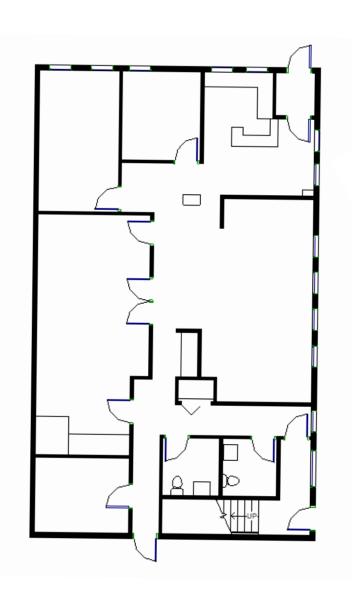


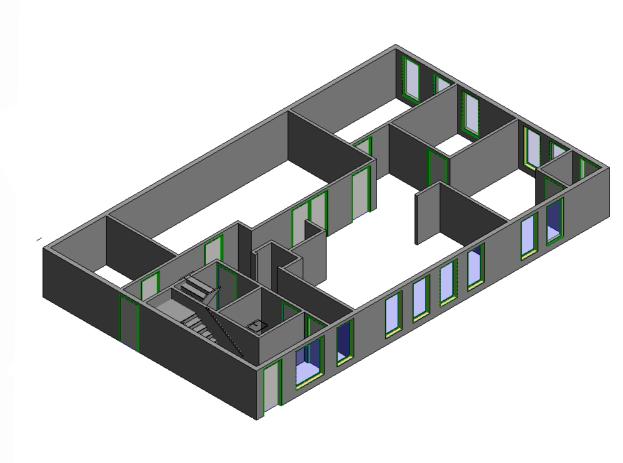
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Property Floor Plan



First Floor - Appx. 2,200 SF



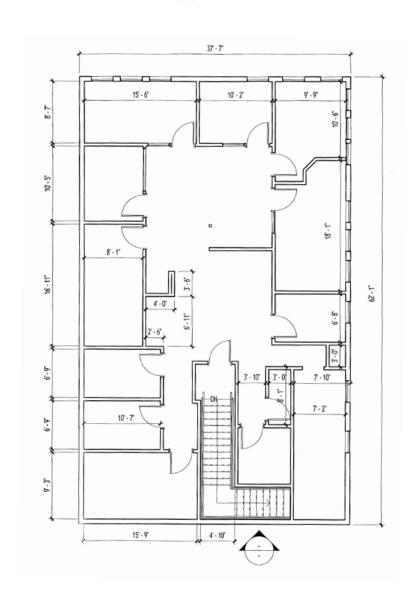


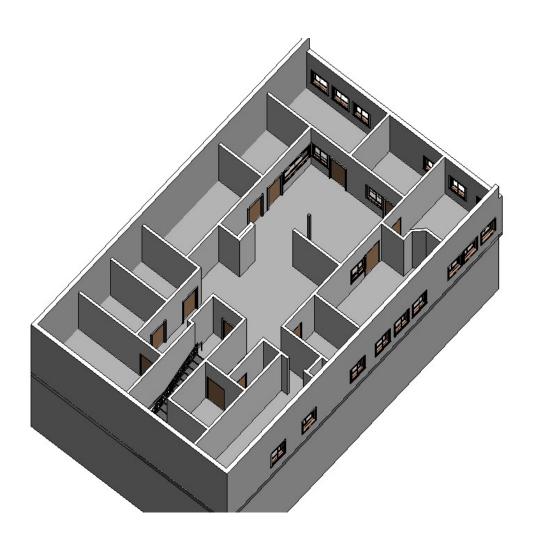
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Property Floor Plan



Second Floor - Appx. 2,200 SF





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Interior **Photos**





















Contact Us

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