



546 Rice Street  
St Paul, MN

4,400 SF Office Building **For Sale**

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546 Rice Street, St. Paul

**FOR SALE**

## Property Profile



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



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# Building Specifications

<b>Exterior Description:</b>	Brick veneer on the west and north elevations, and painted fiber board on the east and south elevations.
<b>Framing:</b>	Wood structural framing.
<b>Roof Age &amp; Description:</b>	Flat roof with rubber membrane.
<b>Windows:</b>	Non-operable aluminum-framed with insulated glass windows along the west and north sides of the building.
<b>Ceiling Heights:</b>	Floor One: appx 13' ceiling height. Floor Two: appx 9' ceiling height.
<b>Stairwells:</b>	There is one set of stairs between the two levels.
<b>Basement:</b>	None.
<b>Electrical:</b>	The electrical system is assumed to be adequate for the building.
<b>Elevators:</b>	None
<b>HVAC System:</b>	The building is heated by forced-air heating, and cooled by two exterior air-conditioning condensers.



<b>Restrooms:</b>	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.
<b>Mail:</b>	Delivered via mail box to individual units, attached to the building.
<b>Telecommunications:</b>	Comcast and Popp.
<b>Plumbing/Water Heater:</b>	One (1) large water heater on first floor, and one (1) small water heater on second floor.
<b>Building Security System:</b>	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



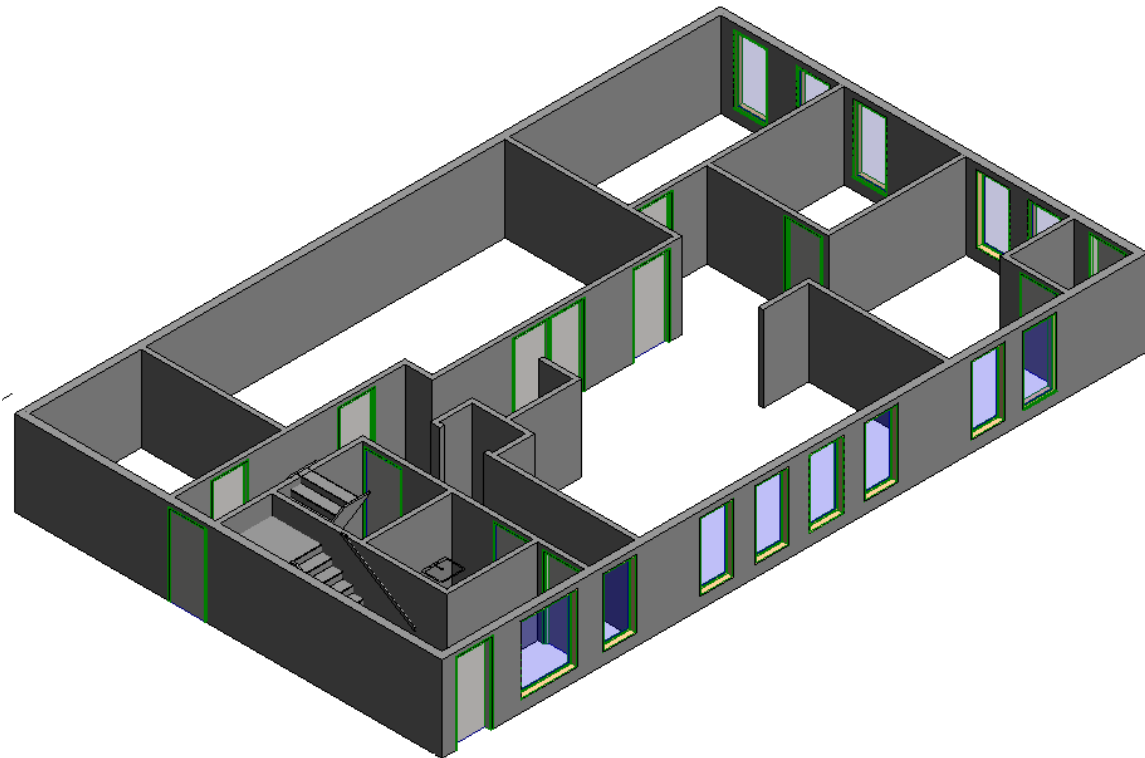
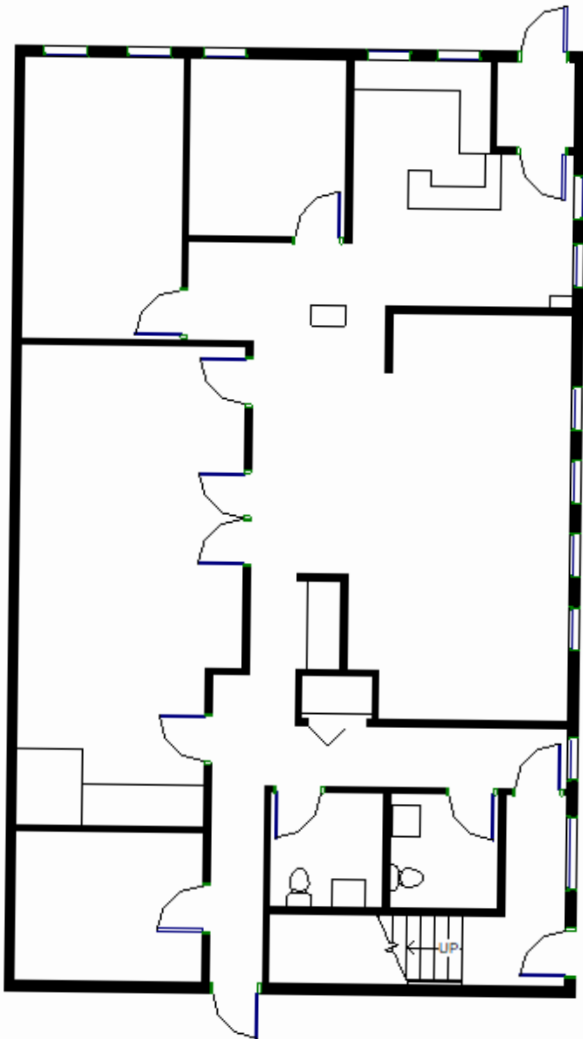
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## Property **Floor Plan**



*First Floor - Appx. 2,200 SF*





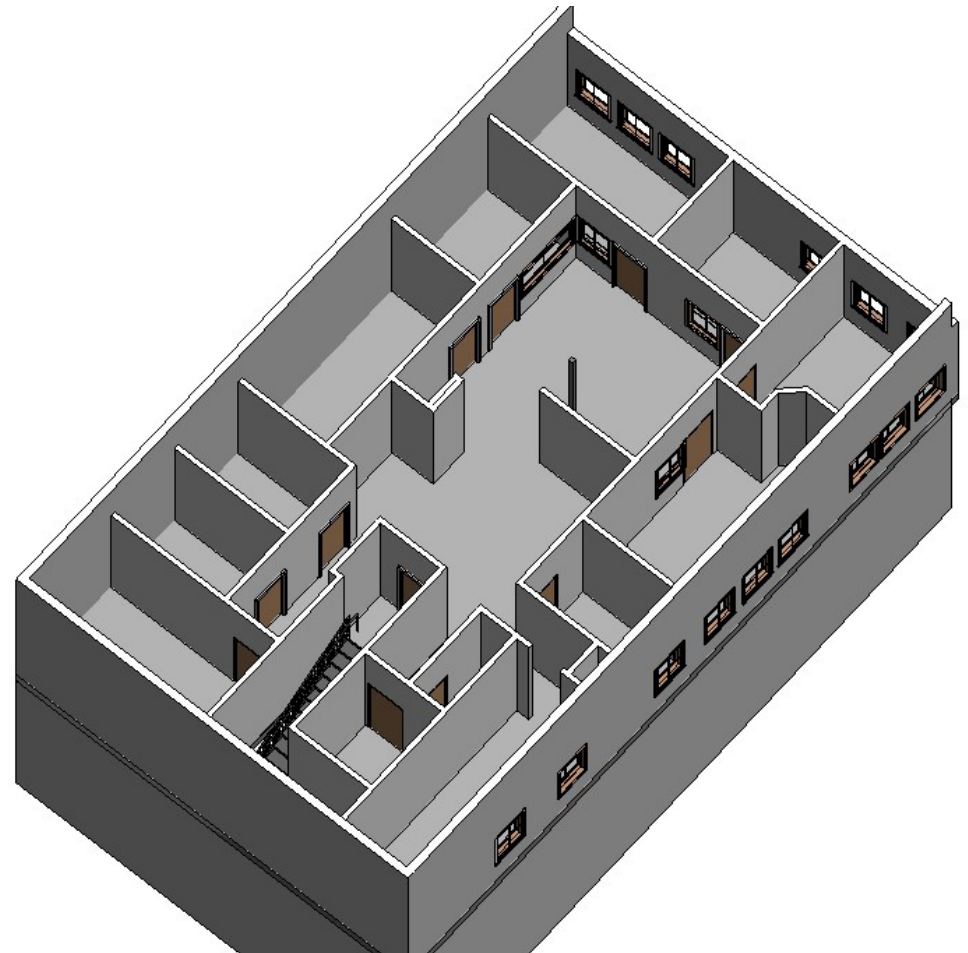
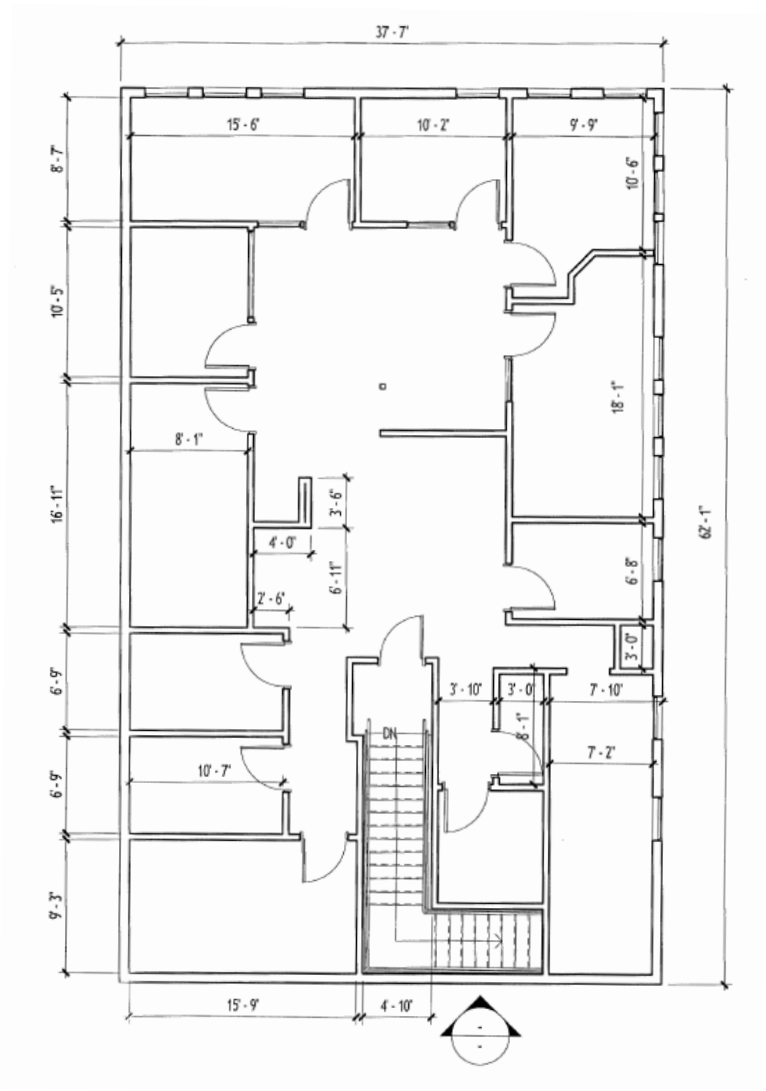
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## Property **Floor Plan**



*Second Floor - Appx. 2,200 SF*

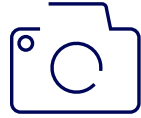




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Interior **Photos**



*Abundant Natural Light*



*Reception Area*



*Hardwood Flooring*





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## Contact Us

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