



Colliers

Accelerating success.

30,450 SF For Sale

1728 Concordia Ave
St. Paul, MN

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Retail Amenities (within a 5-mile radius)



588

Restaurants &
Bars



63

Coffee
Shops



20

Breweries/
Distilleries



104

Grocery
Stores



133

Fitness
Studios



145

Parks

Property Highlights

- Iconic showroom building located in the heart of the Twin Cities
- Excellent visibility & signage opportunities on I-94 (134,387 vpd)
- Close proximity to Allianz Field soccer stadium and many area amenities
- Suitable for a variety of retail, restaurant, brewery, distillery, medical, education, light industrial & office uses
- Easy access to downtown Minneapolis & St Paul



1728 Concordia Ave | For Sale

Property Profile

Property Overview

Location 1728 Concordia Avenue, St. Paul, MN 55104

PID # 33.29.23.43.0002

Building Size +/- 10,350 SF Showroom
+/- 14,400 SF Warehouse
+/- 5,700 SF Office
+/- 30,450 SF Total

Land Size 0.87 Acres

Year Built 1924, 1951 & 1971

Loading 2 Dock Doors

Electrical	2 Story Building & Warehouse		Showroom
	Volts	240	120/208
	Phase	3	3
	Amps	600	800
	KVA	125	225

Sprinklered Yes

Zoning I-1: Light Industrial

County Ramsey

2025 Taxes \$59,082

Sale Price \$2,500,000

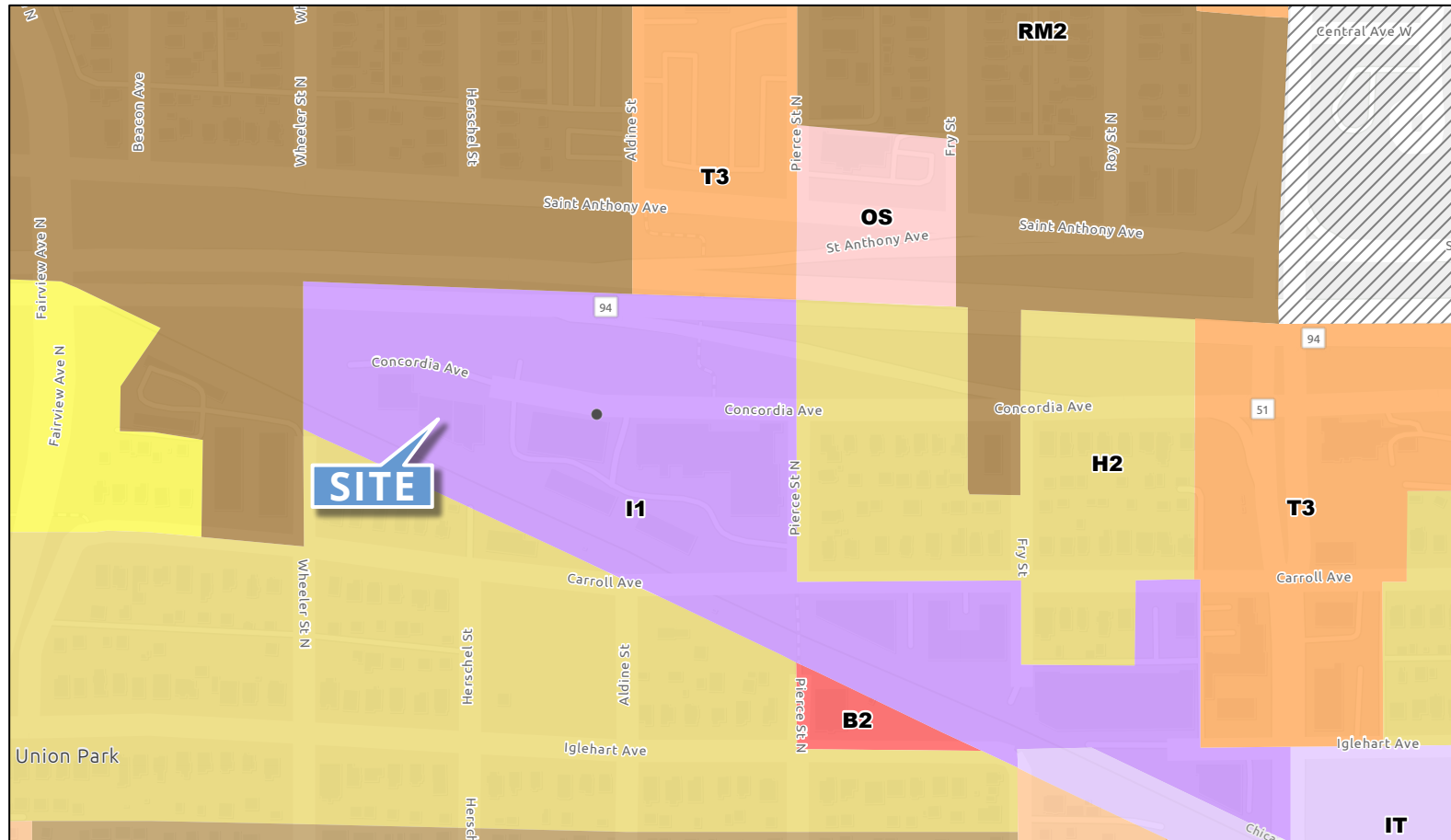




1728 Concordia Ave | For Sale

Zoning Map

ZONED I-1: LIGHT INDUSTRIAL



4/23/2024, 11:16:33 AM

Principal Zoning

H1 Residential

H2 Residential

RM1 Multiple-Family

RM2 Multiple-Family

T2 Traditional Neighborhood

T3 Traditional Neighborhood

T4M T4 with Master Plan

OS Office-Service

B2 Community Business

IT Transitional Industrial

I1 Light Industrial

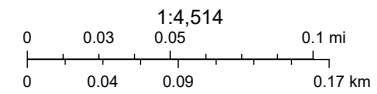
Interstates

State Highway

Minor Streets

Access Ramp

Saint Paul City Boundary



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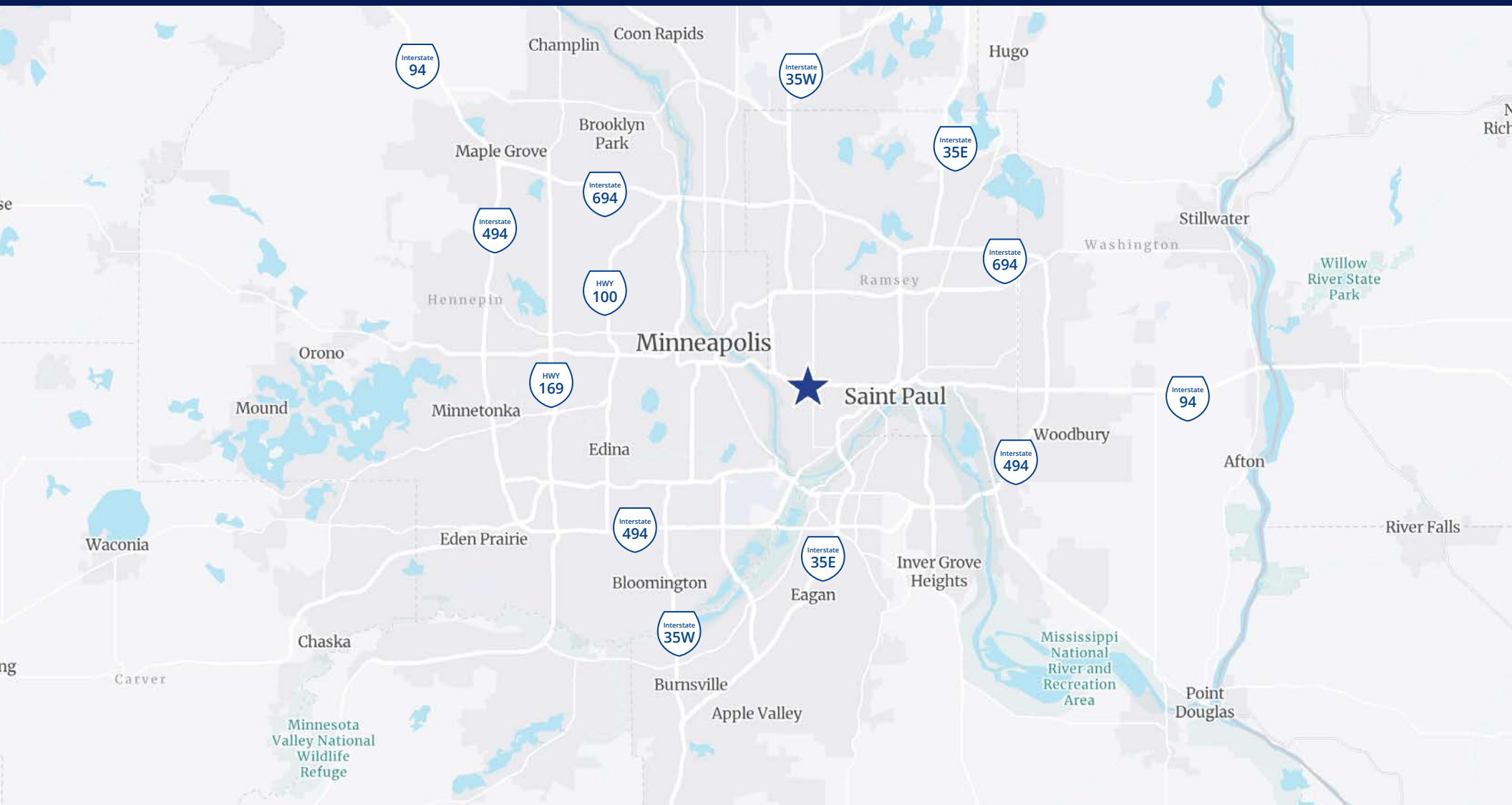
ArcGIS Web AppBuilder



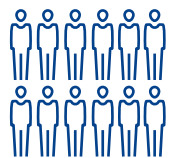
[CLICK FOR FOR PRINTABLE ZONING MAP](#)



[CLICK FOR FOR PRINTABLE ZONING CODE](#)



Demographics (5 mile radius)



2025
population

446,353



2025 Average
Household Income

\$107,531



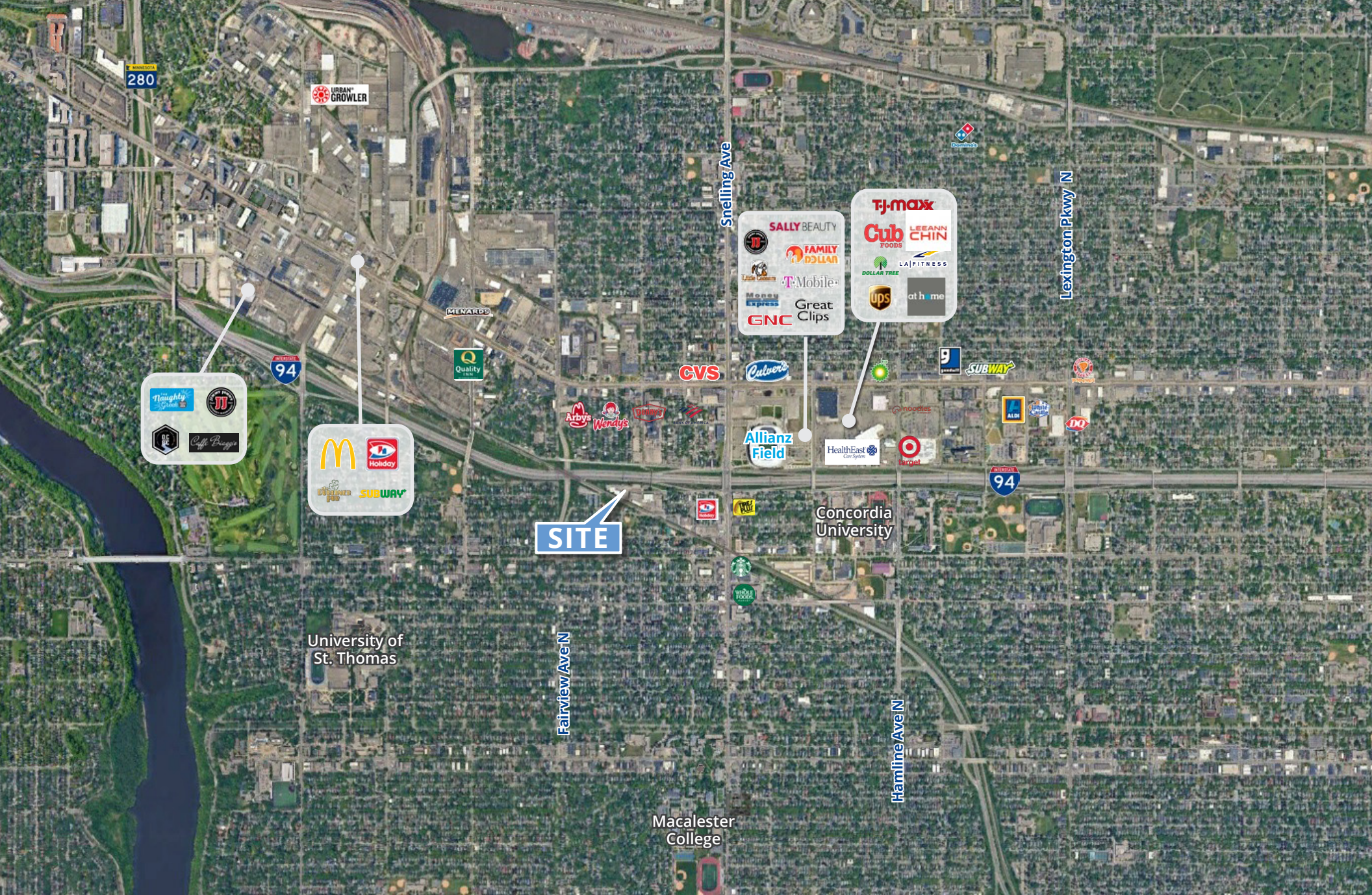
8 Minute

to Bus Stop



6.8 Miles

to Minneapolis/St. Paul
International Airport



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