

RETAIL/OFFICE FOR SALE



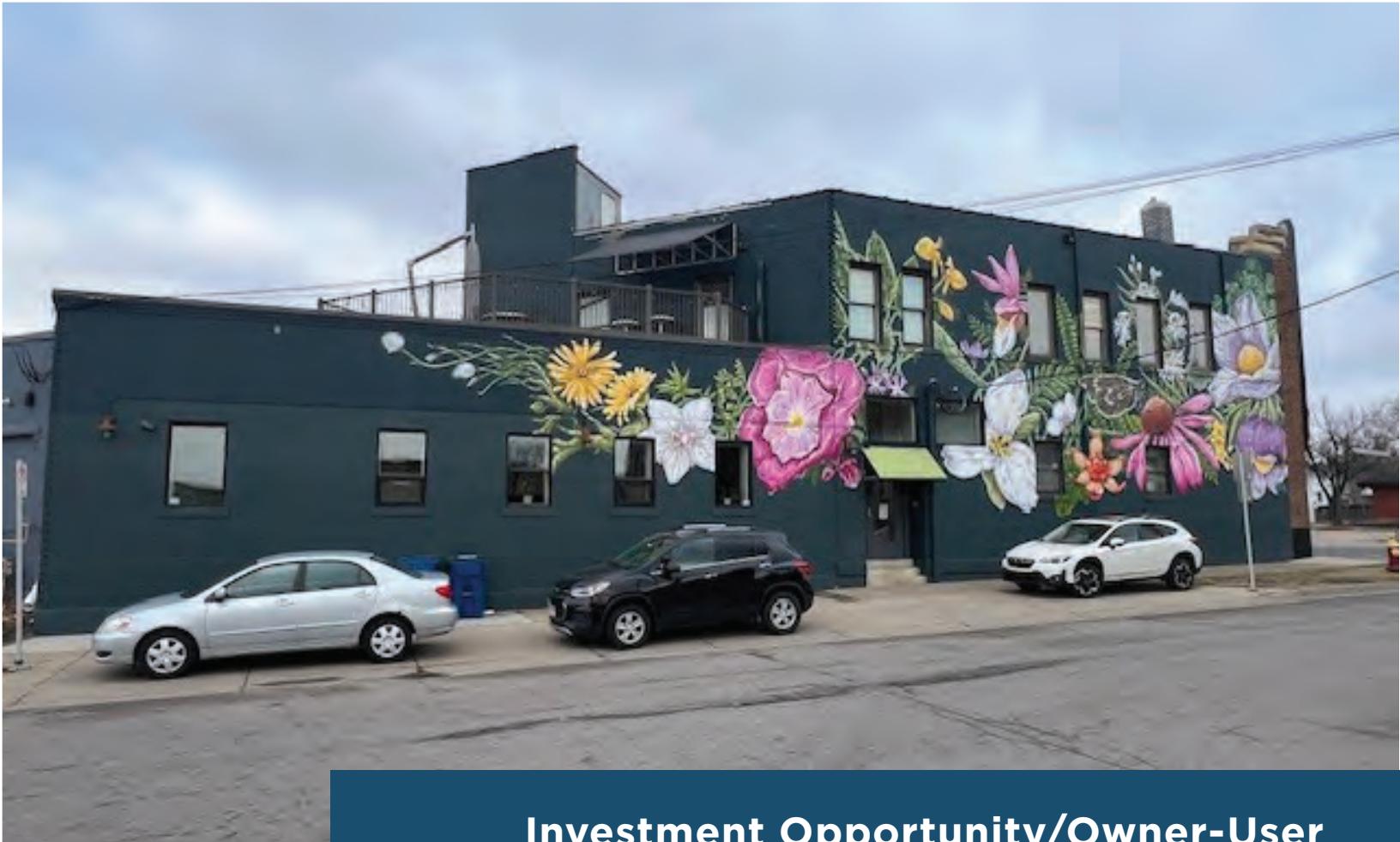
Tastefully Refreshed.



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Investment Opportunity/Owner-User



Address: 1032 W. 7th Street, Saint Paul, MN 55102

Size: 7,926 SF (5,353 SF above ground)

- 1st Floor: 2,919 SF (retail presence)
- 2nd Floor: 2,434 SF (includes a 414 SF rooftop deck)
- Basement: 2,573 SF (8-foot ceiling height)

Lot Size: 0.072 Acres

Year Built: 1913

Zoning: B2 Community Business (office, mixed residential, retail, and other commercial uses are allowed)

Power: 3 phase, 600 amp, 208V

CapEx:

- roof fully replaced in 2015
- HVAC units replaced in 2012

2025 Property Taxes: \$31,768

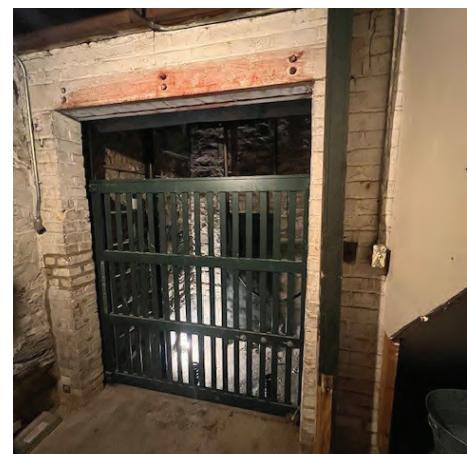
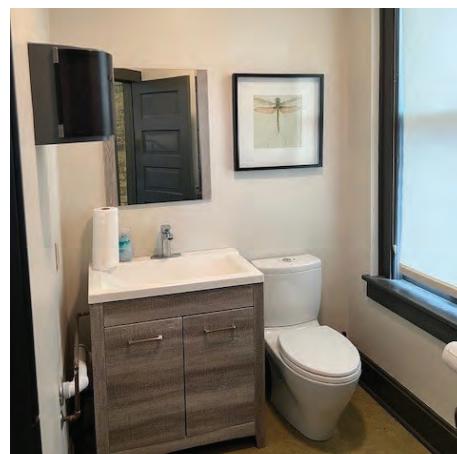
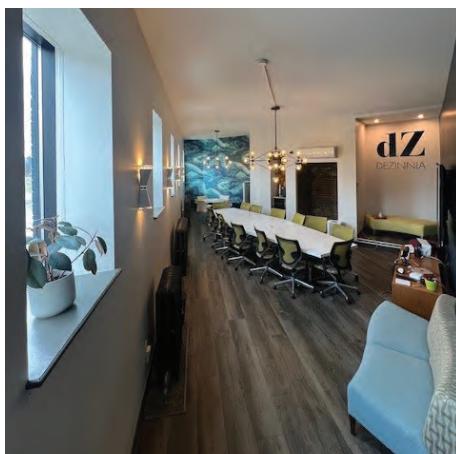
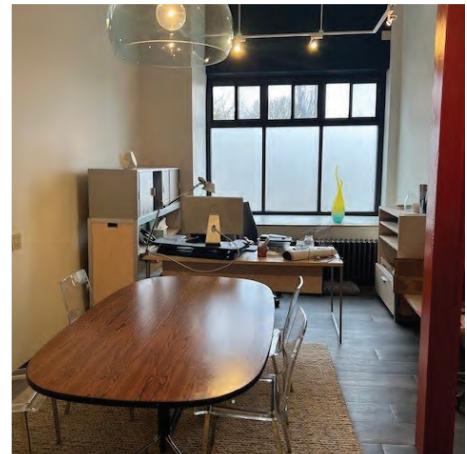
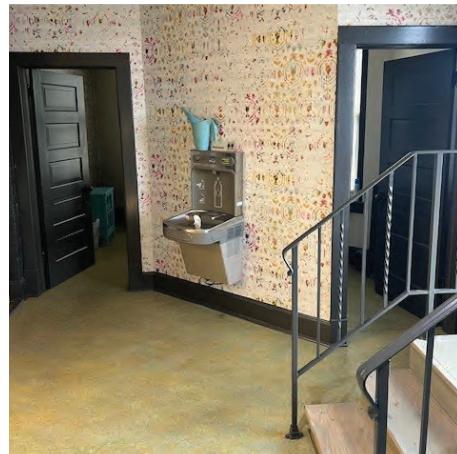
Highlights:

- Elevator (all floors including lower level)
- 3 dedicated parking stalls with abundant street parking
- Bus stop outside building

Asking Price: \$1,120,000



Unique Architectural Features



Established Business Community



Neighboring Businesses:

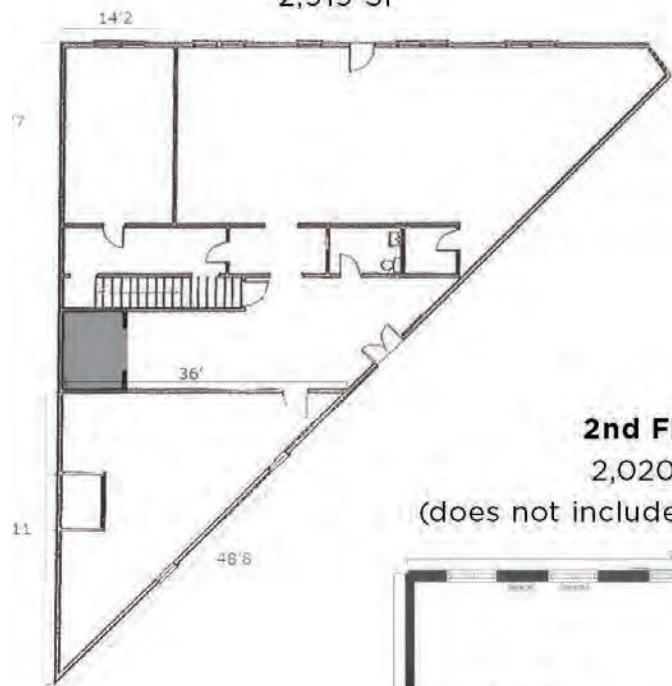
- Shamrocks Grill
- Phi Chay Thai
- White Squirrel Bar
- 7th Street Tattoo
- Golden Chow Mein Restaurant
- Skarda's Bar
- Quick Wash Laundromat
- A-Side Public House
- Joe & Stan's Public Grill
- Burger Drive on Bay Street
- Mucci's Italian
- Stepwise Coffee



Floorplans

1st Floor

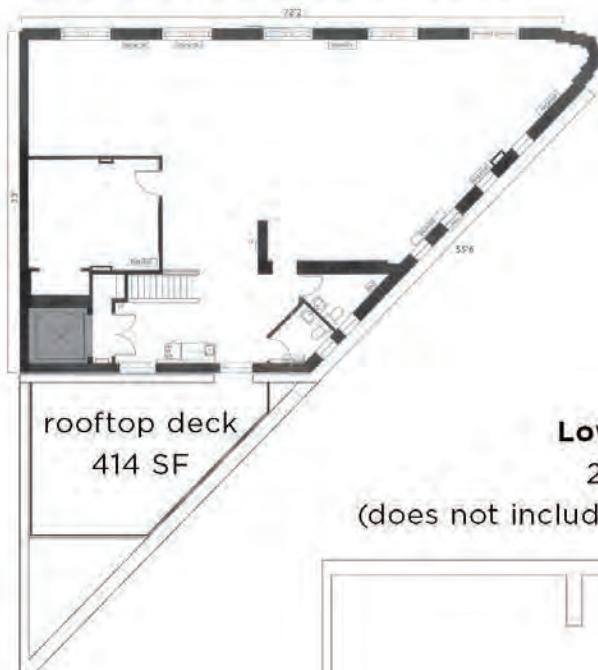
2,919 SF



2nd Floor

2,020 SF

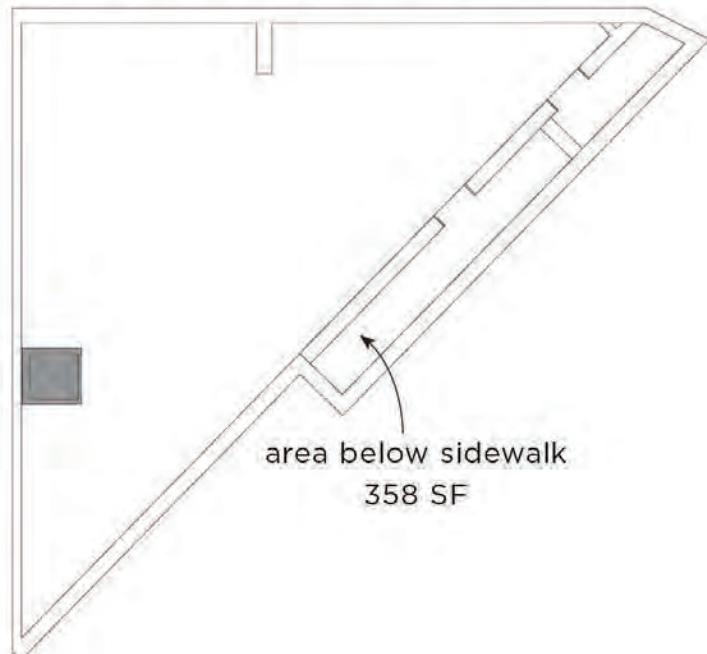
(does not include rooftop deck)



Lower Level

2,573 SF

(does not include area below sidewalk)



Demographics



Population

Distance	Male	Female	Total
1-Mile	3,153	3,301	6,454
3-Mile	38,069	40,680	78,748
5-Mile	98,686	105,743	204,429

Average Household Income

Distance

1-Mile	\$70,398.82
3-Mile	\$59,863.98
5-Mile	\$57,200.65

Traffic Counts

Randolph Avenue	4,950 vpd
7th Street West	7,499 vpd
Osceola Avenue	1,325 vpd

