

MEDICAL OFFICE SALE/LEASEBACK OPPORTUNITY



MN Birth Center

624 Smith Ave S

St. Paul, MN 55107

TRADITION 
COMMERCIAL REAL ESTATE

- Total Building Square Feet: 7,601 SF
- Percent Leased: 100% Lease by Minnesota Birth Center
- NOI (2025): \$136,818/YR NOI with 3% annual increases
- Sale Price: \$1,954,542.00 (7.00% CAP Rate)
- 10 year term from Closing
- Tenant has Three (3) 5-year options to renew at 3% annual increases
- Full NNN Lease structure, with Tenant being responsible for all maintenance and capital costs
- Located off Smith Ave S with easy access to Hwy 5
- Close to Downtown St. Paul and organizations like Allina Health, Children's Minnesota, Regions Hospital, U of M Health, etc..

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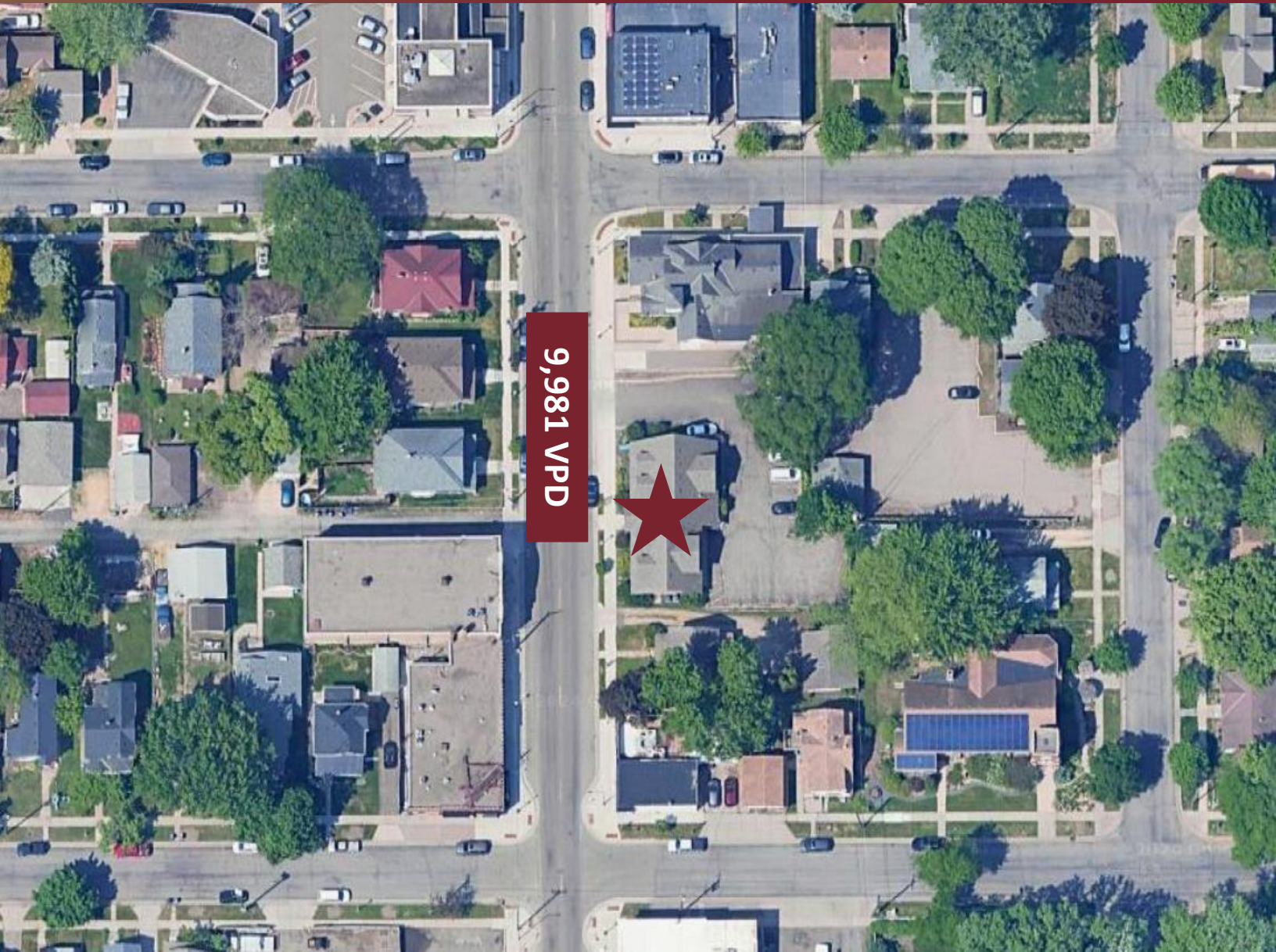
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All information from sources deemed reliable but not guaranteed and should be independently verified.

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