

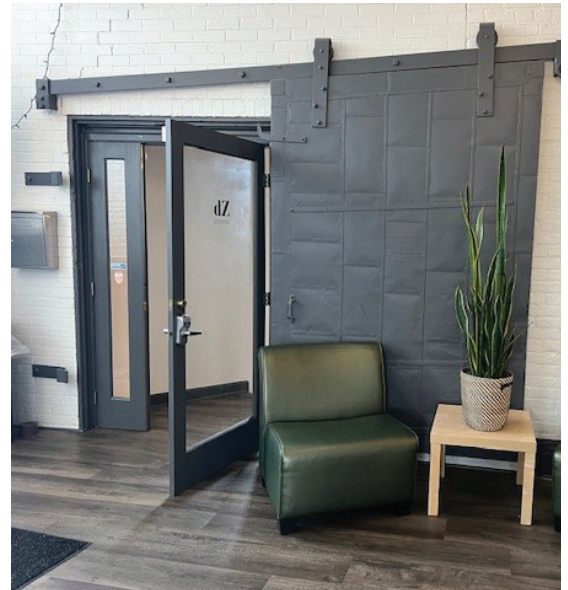


FOR SALE

7,926 SF COMMERCIAL BUILDING PILNEY BUILDING 1032 W. 7TH STREET, ST. PAUL, MN

PROPERTY HIGHLIGHTS

- Total Building: 7,926 SF (5,353 SF above-ground) with elevator
- Main Level: 2,919 RSF (1 single-stall bathroom; elevator access; 12 ft ceiling height)
- Upstairs: 2,434 RSF, including a 414 SF outdoor deck (2 single-stall bathrooms and elevator access; 8 ft ceiling height)
- Basement: 2,573 RSF (elevator access; 8 ft 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
- Parking: 3 dedicated stalls with abundant free street parking
- Miscellaneous: Bus stop outside the building
- Asking Price: Negotiable



FOR INFORMATION, CONTACT:

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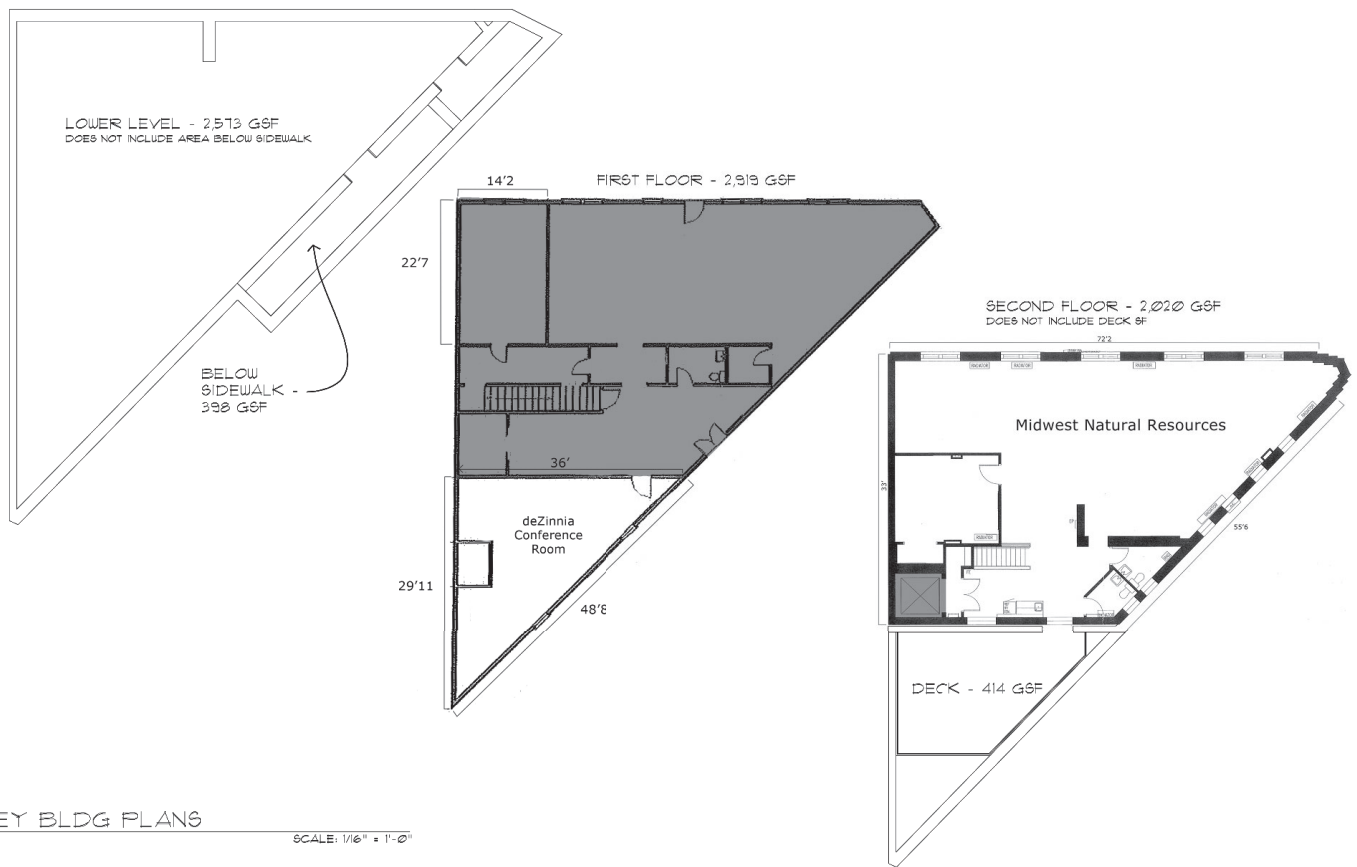
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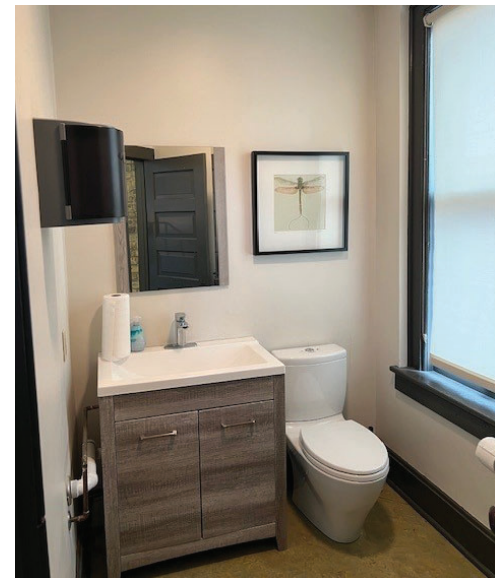
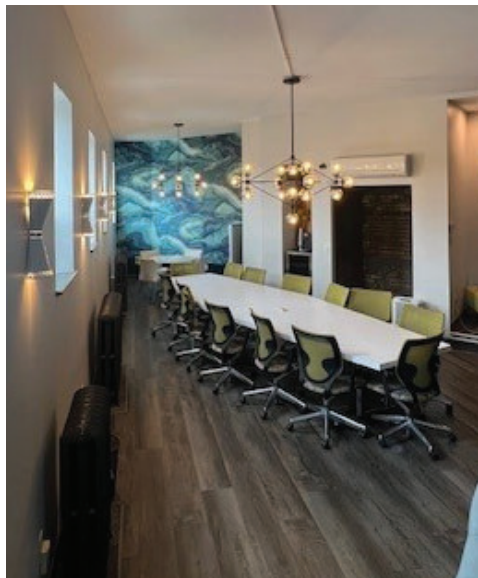
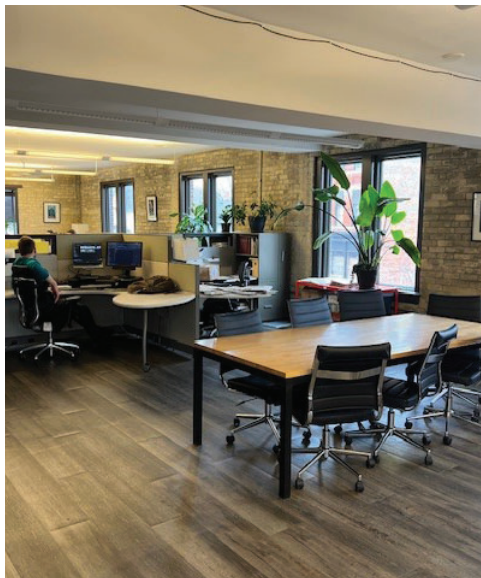
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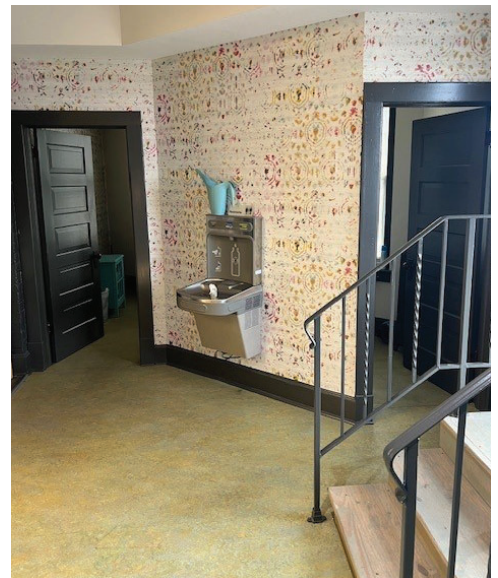
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