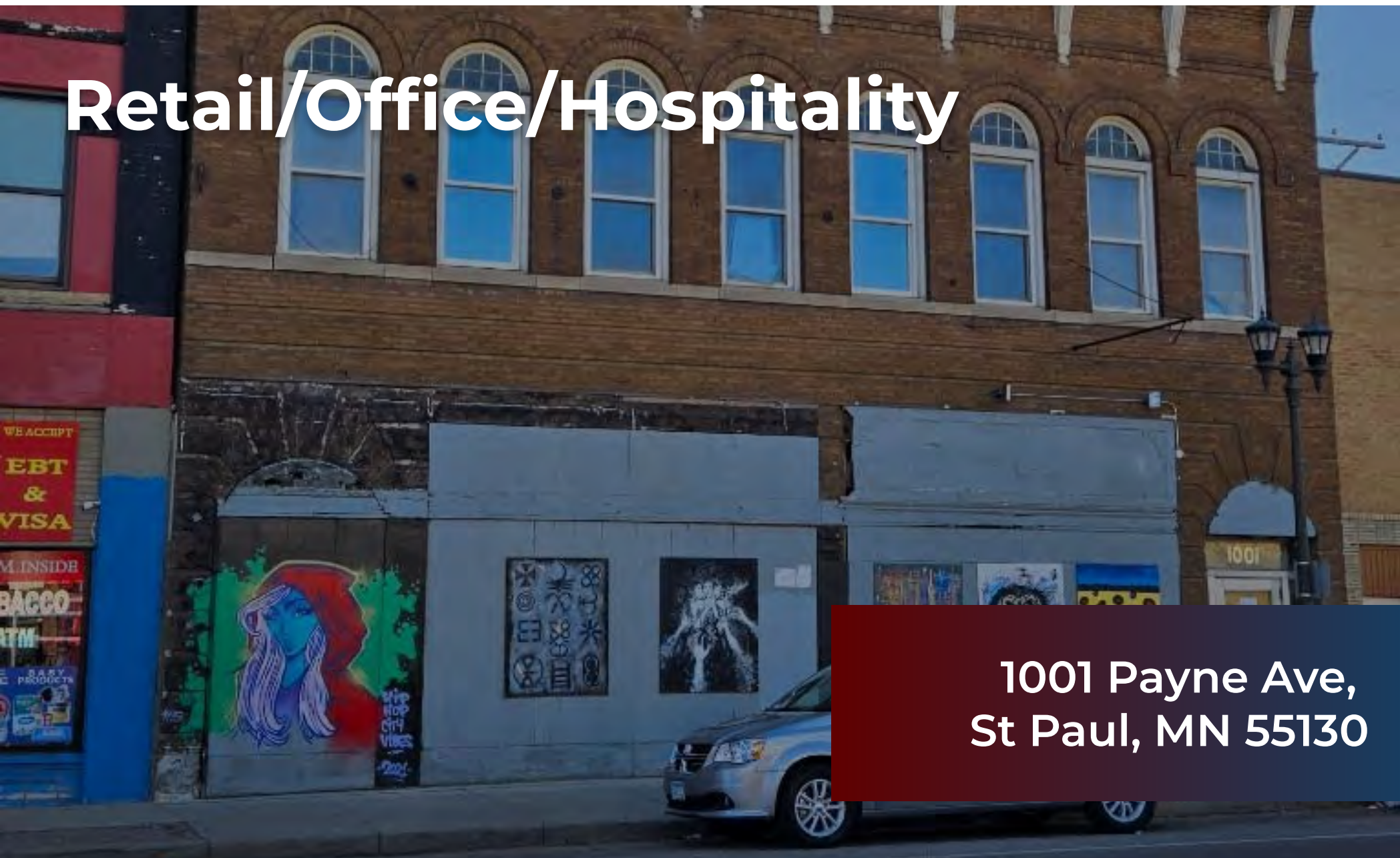


Retail/Office/Hospitality



1001 Payne Ave,
St Paul, MN 55130

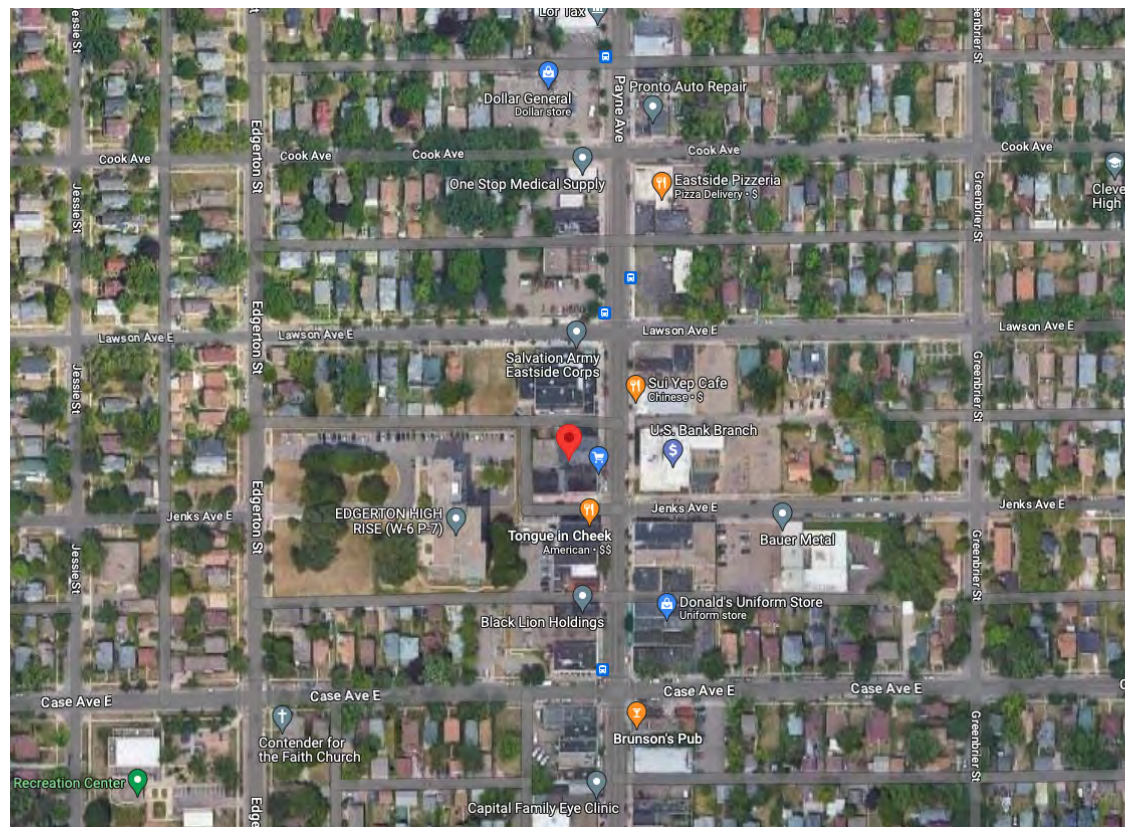
This building provides a great opportunity for a new owner to purchase it and complete the build out based on their desired use, and in turn, create a lot of sweat equity. The currently owners started the renovation, but are unable to finish it providing a great opportunity to a future owner. This building can be used as retail, restaurant, adult daycare, gathering hall, or anything you have in mind that is an approved use for the zoning (3A COMMERCIAL LAND AND BUILDING).

This building is located in the heart of the east side of St. Paul which has been growing and has a lot of new development and also provides a lot of drive-by traffic . The current owners completed the following work:

1. Main floor support beam = \$ 40,000
2. Demolition = \$ 100,000
3. Roof update = \$ 40,000
4. Asbestos clean up = \$13,000

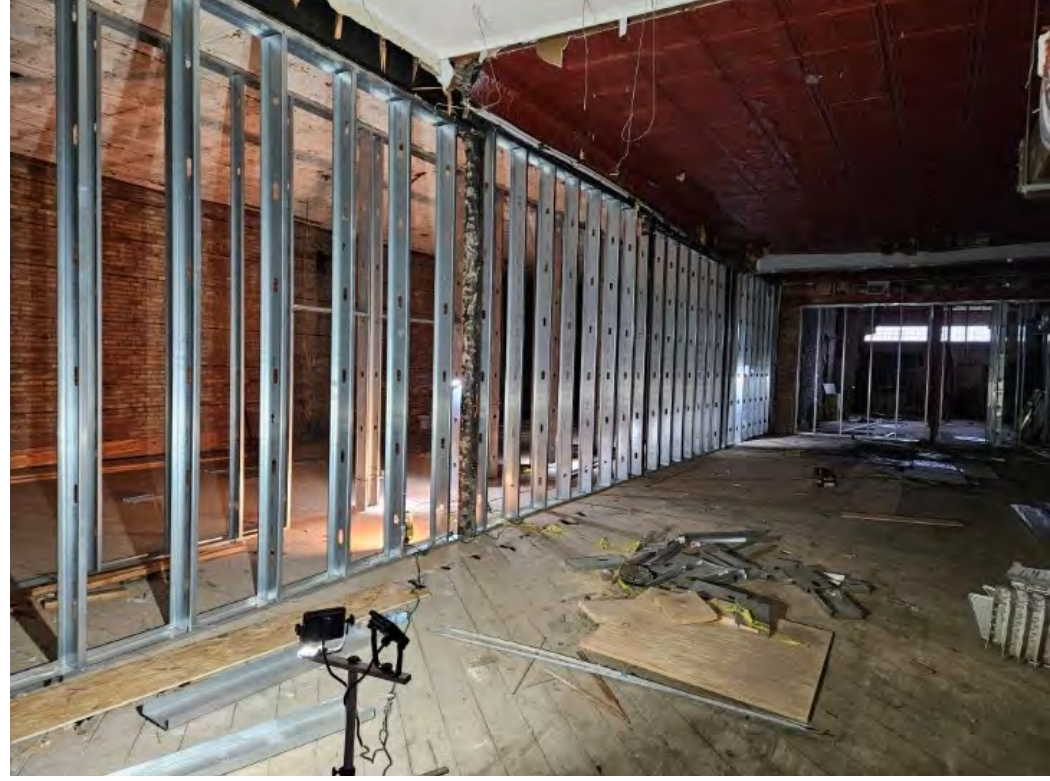
Location is lively and is booming with diverse cultures.

Many successful businesses around the area starting with eateries, pubs, coffee shops, groceries, US Bank directly in front of the building for your business needs, off street parking and bus transportation



Asking Price	\$349,900
County	Ramsey
Property Type	Retail/Office/Hospitality
Property Status	Vacant/Needs Repair
Total SF	17,000
Total Floors	2 (3 including basement)
Year Built	1900
Tenancy Type	Multi
Land Area	6250
Zoning	Commerical 3A
Cross Street	Jenks Ave





2022 DEMOGRAPHIC SUMMARY

559,939
Total Population



Home to Minnesota's capital city and more than 550,000 residents

37
Median Age



267,700 workers in Ramsey county's labor shed

276,866
Workers 16+

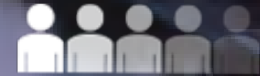


Many of the state's top school districts, colleges, and universities are in Ramsey County

220,905
Households



Home to 16,600 acres of parks and recreational facilities



Nationally-known as an attractive and liveable place rich in history, diversity and opportunities



MEDIAN HOUSEHOLD INCOME
0.00%

PER CAPITA INCOME
3.14%



INCOME PROJECTION

MEDIAN HOUSEHOLD
\$76,258 → \$90,114

AVERAGE HOUSEHOLD
\$103,619 → \$121,247

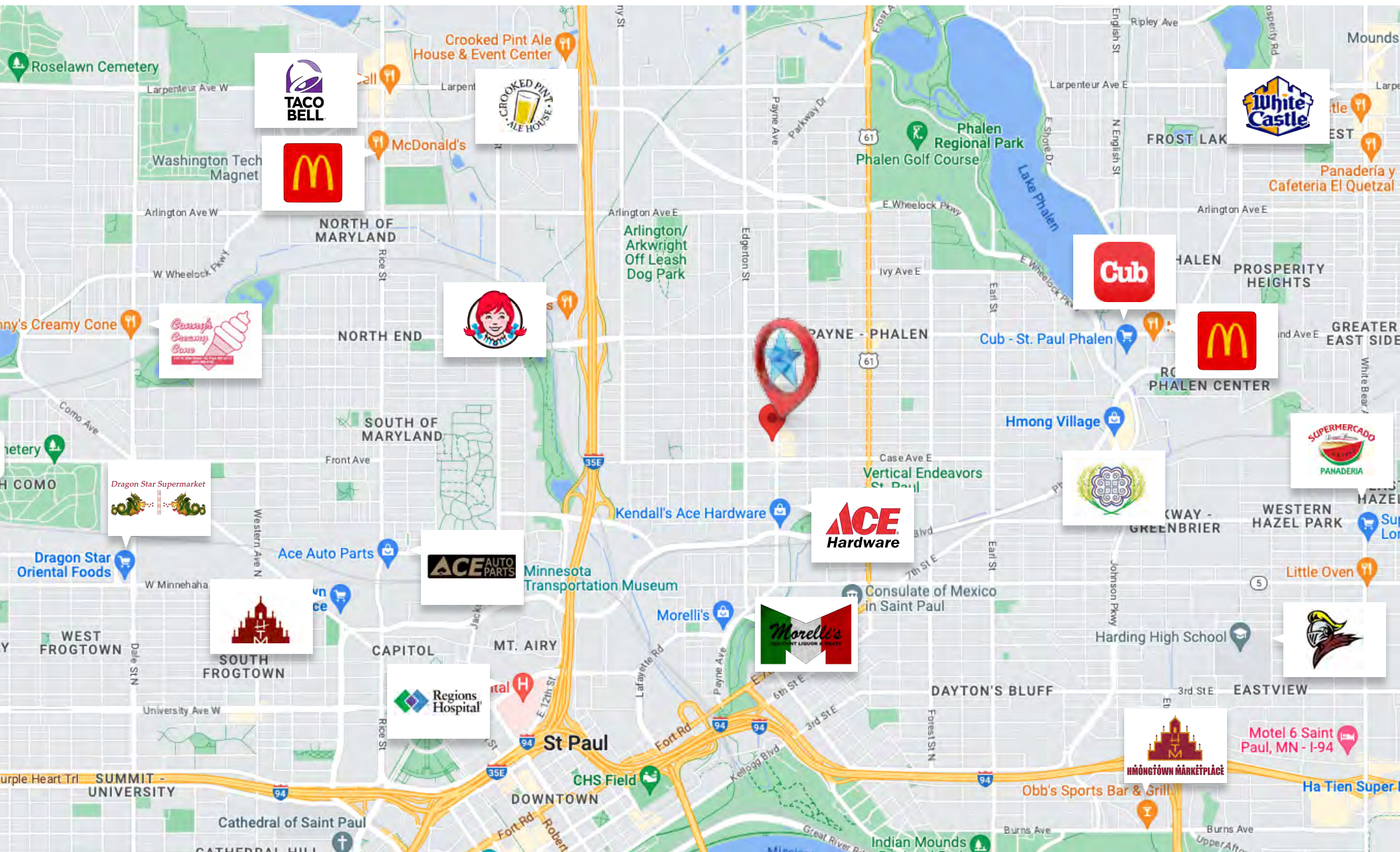
PER CAPITA
\$40,984 → \$47,839



MARKET OVERVIEW

Ramsey County is a vibrant and growing community with opportunity for everyone!

Ramsey County is a bustling, thriving and growing community that benefits from the amenities of Saint Paul and the Twin Cities metro. Saint Paul is a charming, historic and vibrant city, and suburban Ramsey County is defined by abundant green space, great schools and affordable housing options. People are flocking to the county to enjoy the incredible quality of life, while entrepreneurs and developers are leveraging this growth to start businesses and invest in the community.



7401 Bush Lake Rd Edina, MN 55439.

Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.

At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



PATRICK CORBETT | CEO



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ABEL YOHANNES | Lead Broker



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