



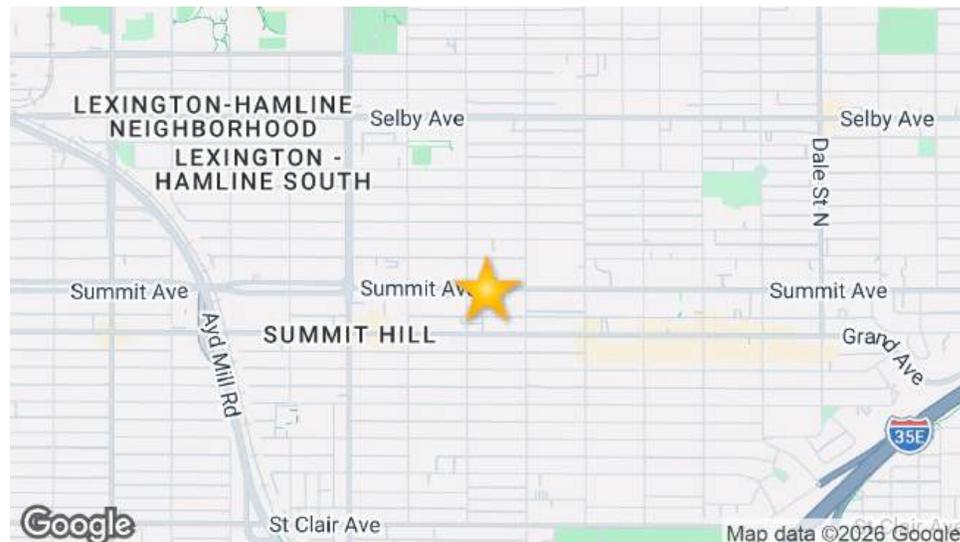
**FOR LEASE**

961 GRAND AVE,  
2ND FLOOR,  
ST. PAUL, MN 55105

**Results**  
COMMERCIAL  
RE/MAX RESULTS

# EXECUTIVE SUMMARY

**961 GRAND AVE**  
ST. PAUL, MN 55105



## OFFERING SUMMARY

Lease Rate:	\$1,000.00/Per Month
Building Size:	3,311 SF
Available SF:	435 SF
Lot Size:	0.138 Acres
Year Built:	1908
Zoning:	Community Business
Traffic Count:	13,500

## PROPERTY OVERVIEW

Turn-Key Grand Ave 2nd Floor Office Space For Lease! ~435 SF, \$1,000.00 Per Month Gross (everything is included in the rate). Off-Street Parking lot in rear for Tenants. Open and unassigned parking in lot. Lot next to the building to the west also has parking spaces available along with street parking. Prominent Grand Ave location with easy access & great visibility. Located next to Jimmy John's, Pizza Hut, & Crisp & Green. Many excellent food & dining options in the area. Please Note: Located one floor above Stogie's Cigar Shop. Stogie's and Landlord do their best to eliminate smoke from traveling throughout building, but some odor will be unavoidable (Stogie's has all separate HVAC systems from the rest of the building to help). Listing broker to provide all tours.

## PROPERTY HIGHLIGHTS

- ~435 SF of Retail or Office Space
- 2nd Floor Turn-Key space
- Parking lot in back and side
- \$1,000.00/Month Gross

## Presented By:

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# PROPERTY DETAILS

**961 GRAND AVE**  
ST. PAUL, MN 55105

## LEASE RATE GROSS LOCATION INFORMATION

**\$1,000.00/MONTH**

Street Address	961 Grand Ave
City, State, Zip	St. Paul, MN 55105
County	Ramsey
Township	28
Range	23
Section	02
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
APN #	022823310074
Lot Frontage	41 ft
Lot Depth	148 ft
Traffic Count	13,500
Traffic Count Street	Grand Ave

## BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	4
Year Built	1908
Gross Leasable Area	435 SF
Framing	Wood Frame
Condition	Average
Free Standing	Yes
Number of Buildings	1

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	4

## UTILITIES & AMENITIES

HVAC	2 Units
Restrooms	2
Water	Yes
Sewer	Yes

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# PROPERTY PHOTOS

**961 GRAND AVE**  
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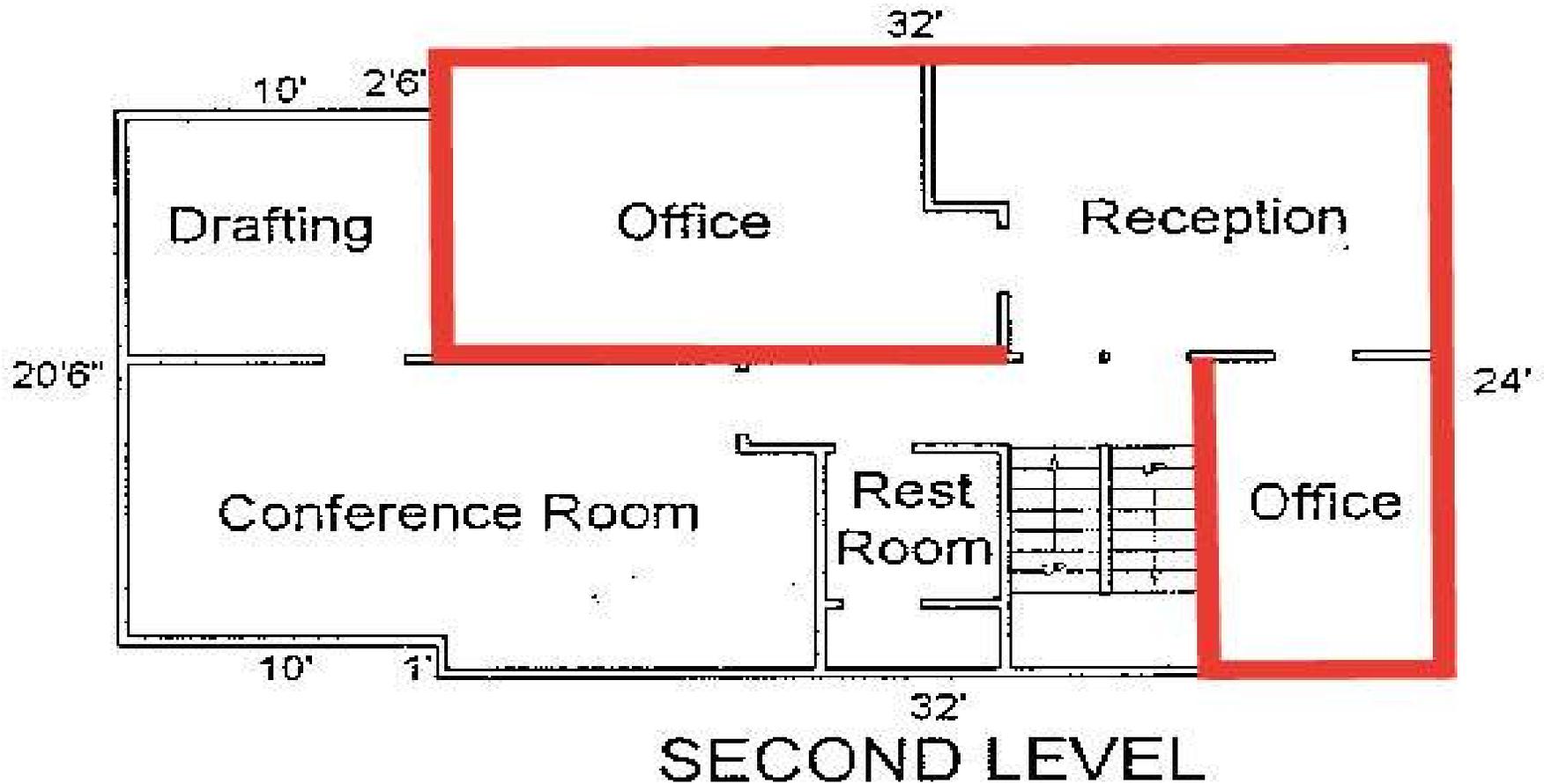
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# FLOOR PLAN

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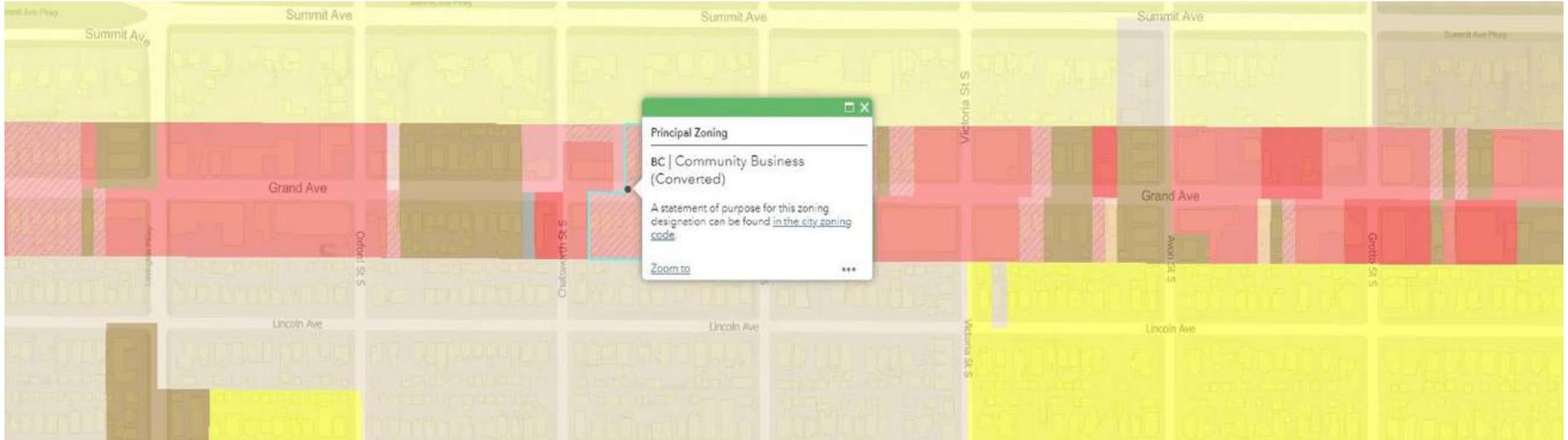
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# ZONING INFORMATION

**961 GRAND AVE**  
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## BC - COMMUNITY BUSINESS DISTRICT

The BC Community Business (converted) District is a business district expressly residential structures in commercial areas, which will permit the operation of businesses which do not generate large amounts of traffic and at the same time will retain the visual character of the building forms and open space associate with residential uses. This includes a limited height on buildings and front and side yards. It is further the intent of this district to provide parking for employees who work in buildings which are converted from residential to business use.

**Permitted Uses:** One, Two, Multiple Family dwelling, Townhouse, Housing for the elderly, Home occupation, Live-work unit, Mixed residential & commercial use, Foster home, Supportive housing facility, Adult care home, Daycare, School (k-12), College/University, Trade school/arts/dance school, Public library, Public & private park, Church/chapel/synagogue or place of worship, Rectory/parsonage, Convent/Monastery, Municipal building or use, Utility or public service building, Administrative office, Artist/photography studio, Insurance office, Real estate office, Professional office, Clinic (medical or dental), Medical laboratory, General retail, Bank/credit union, Dry cleaning/commercial laundry, Food & related goods sales, Food shelf, Laundromat (self service), Liquor Store, Massage center, Post office, Service business, Service business with showroom/workshop, Tattoo shop, Bed & breakfast, Steam room/bathhouse, Mail order house, Recycling drop off station, Accessory use.

### For more information:

[https://library.municode.com/mn/st.\\_paul/codes/code\\_of\\_ordinances?nodeId=PTIILECO\\_TITVIII\\_ZOCO\\_CH66\\_ZOCOONDIUSDEDIST\\_ARTIV66.400.BUDI](https://library.municode.com/mn/st._paul/codes/code_of_ordinances?nodeId=PTIILECO_TITVIII_ZOCO_CH66_ZOCOONDIUSDEDIST_ARTIV66.400.BUDI)

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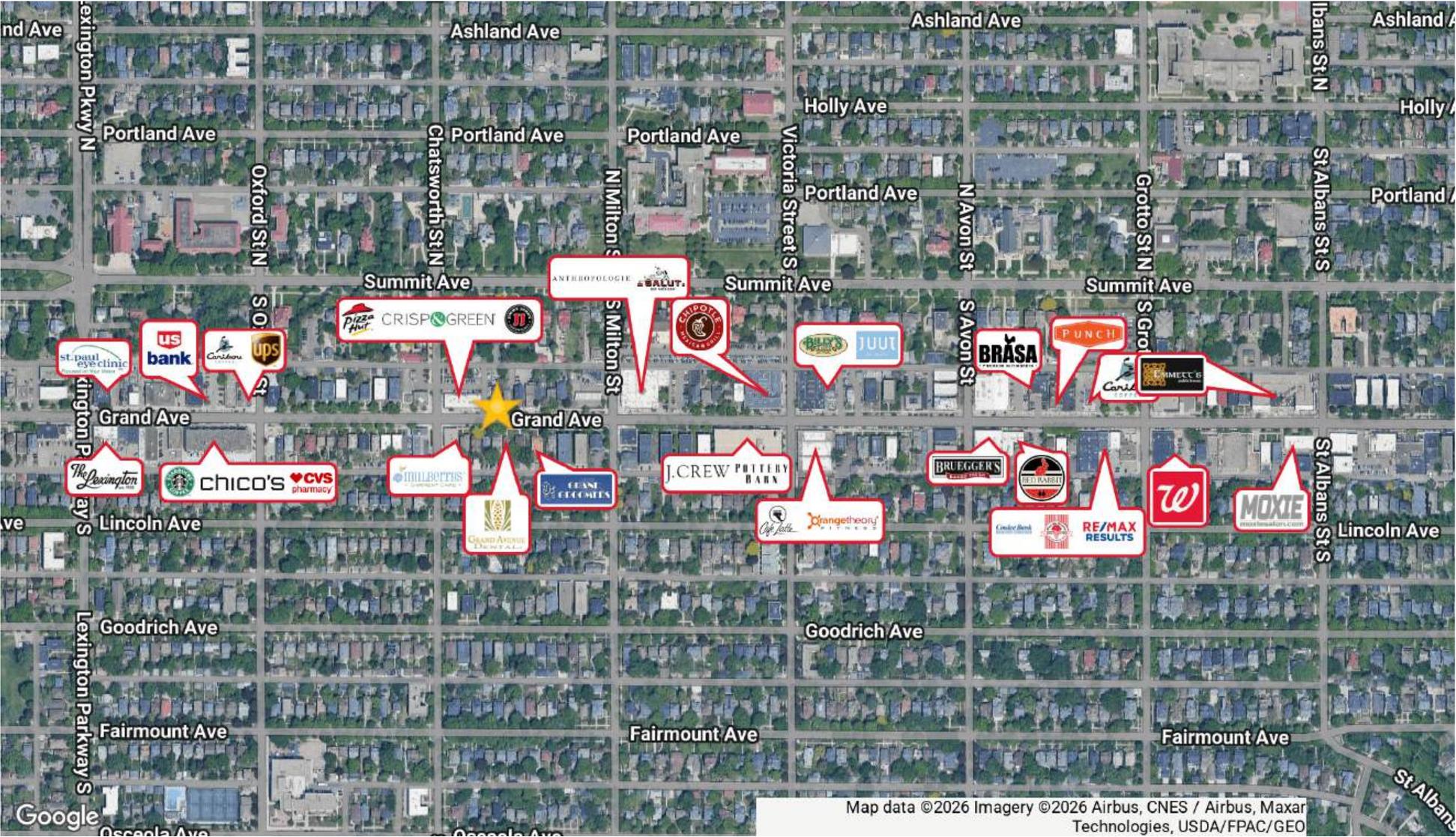
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# RETAILER MAP

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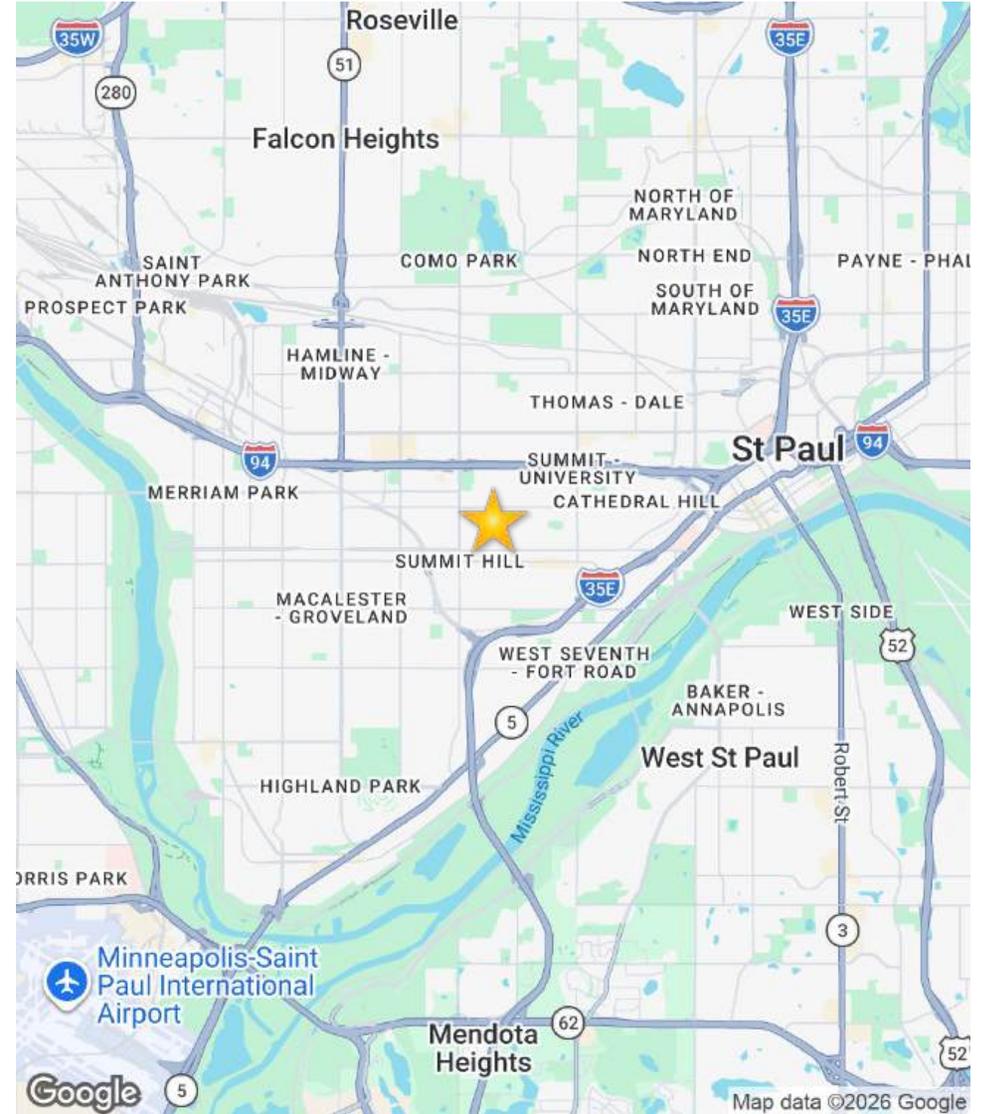
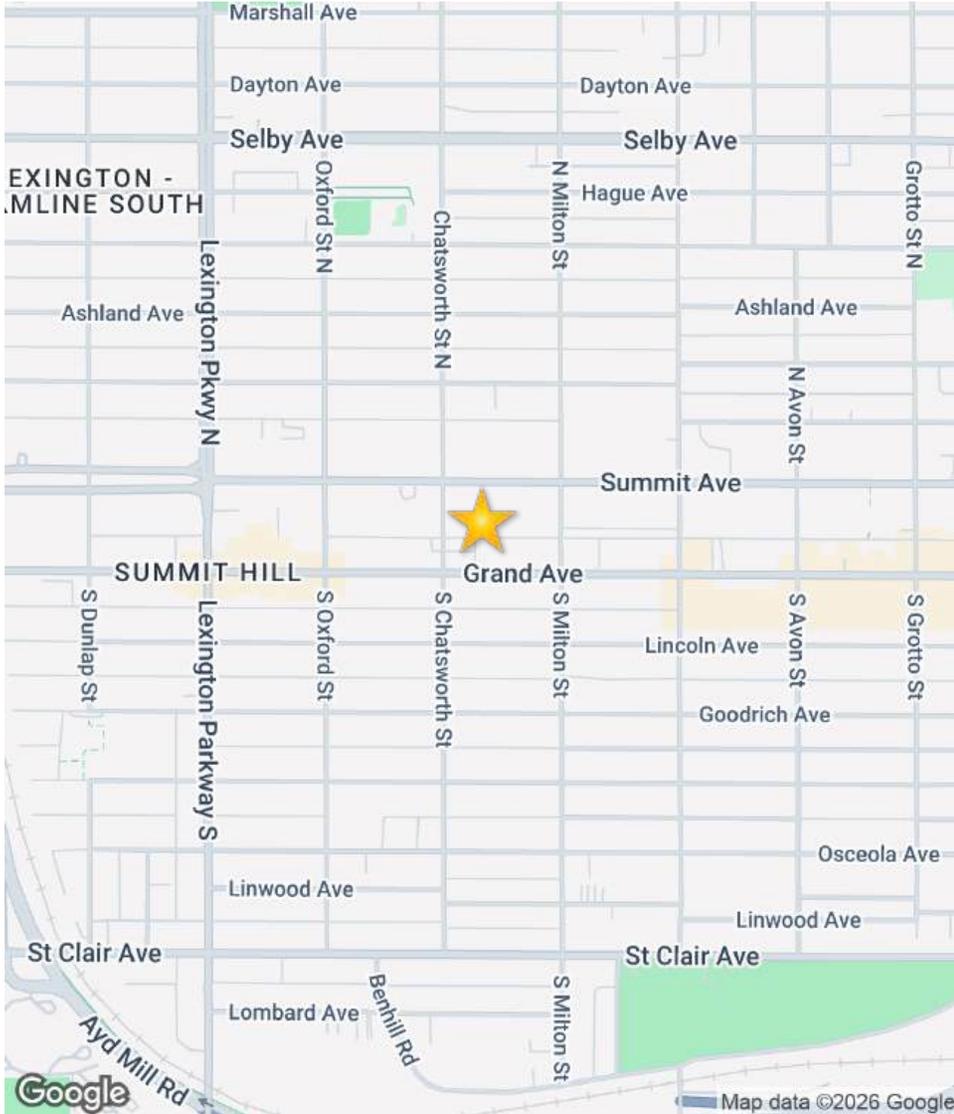
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# LOCATION MAPS

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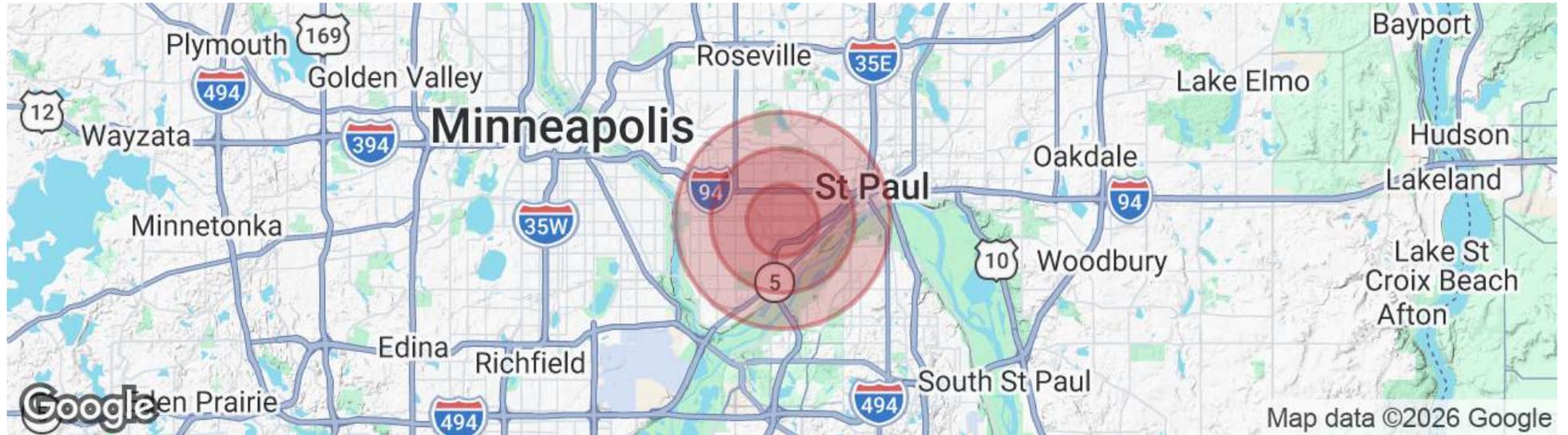
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# DEMOGRAPHICS MAP & REPORT

**961 GRAND AVE**  
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	22,612	82,179	160,315
Average age	33.9	33.4	33.1
Average age (Male)	33.1	32.3	32.0
Average age (Female)	35.3	34.9	34.6

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	10,166	35,853	68,101
# of persons per HH	2.2	2.3	2.4
Average HH income	\$82,089	\$69,287	\$68,571
Average house value	\$346,328	\$314,975	\$293,846

\* Demographic data derived from 2020 ACS - US Census

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