



1678 & 1684 Selby Avenue, Saint Paul, MN 55104



SALE PRICE:	\$ 699,000
ADDRESSES:	1678 Selby Avenue 1684 Selby Avenue
LOT SIZE:	0.22 Acres (0.11 Each)
BUILDING SIZE:	~ 4,663 SF Total (Includes Common Spaces)
'24 PROPERTY TAX:	\$ 9,956 (1678 Selby Avenue) \$ 12,350 (1684 Selby Avenue)
YEAR BUILT:	1901 & 1914
ZONING:	T2 - Traditional Neighborhood
CO-LISTING AGENT:	Michael Provence 651.983.6292 MichaelProvence@KW.Com

PROPERTY OVERVIEW

Great investment opportunity in a prime Merriam Park neighborhood. Eleven individual office spaces in two buildings, located next to each other. Includes 8 dedicated off-street parking spots in rear of building. Buildings are extremely clean and are a very peaceful, professional environment with multiple long term tenants.

PROPERTY FEATURES

- Includes buildings, land and leases
- Highly desirable Merriam Park neighborhood
- Trendy retail area with Patina Stores, Yum!, Whole Foods and Starbucks within walking distance
- Properties have been well maintained and are finished out nicely
- 8 dedicated off street parking spaces
- Established professional services tenants in each building
- Opportunity to increase rents as tenants vacate
- Redevelopment opportunity

KW COMMERCIAL
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Roseville, MN 55113

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2 PROPERTY SALE | OFFICE INVESTMENT OR REDEVELOPMENT



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RENT ROLLS & OPERATING EXPENSE DATA

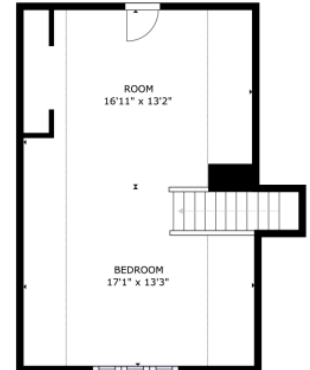
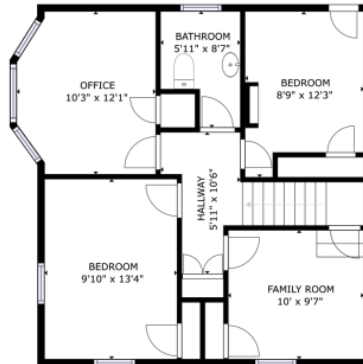
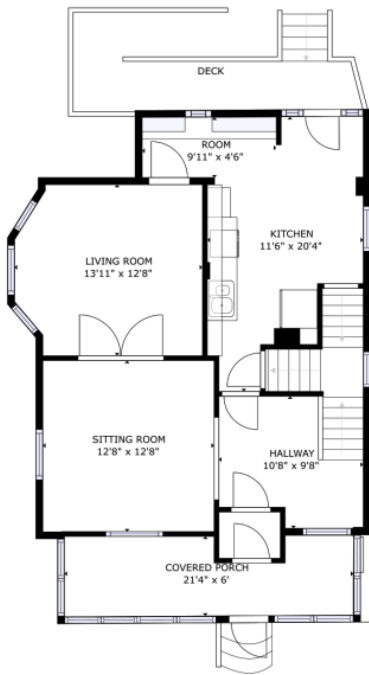
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1678 & 1684 SELBY AVENUE ANALYSIS		April 2024							
	2022	2023	FULL BLDGS W/ CONCESSIONS	FULL BLDG/NO CONCESSIONS					
	\$73,872	\$75,189		\$77,004.00	RENTS				
OPERATING EXPENSES									
Marketing / Advertising	\$750	No ads							
Handyman Svcs & Fire Extinguisher	\$434		\$434						
Insurance, Hartford	\$4,963		\$5,457						
PROPERTY Taxes	\$19,332	\$18,062		\$22,306.00	* 2024 Taxes				
Utilities: 2023: H2O \$507, Xcel \$4849	\$4,741		\$5,356						
city charges: 2023: Fire Alarm Permit: \$116, Storm Sewer \$406	\$814		\$522						
Garbage Removal	\$995		\$1,180						
Brinks - Security	\$1,586		\$1,684						
Property Expense Total	\$33,615	\$32,695	\$36,939	2023 Figures plus '24 Taxes			NOI	\$40,065.00	2024 Figures
Two Bldg Office Square Footage and Monthly Rent									
1678 Selby									
	SE Office 2nd Floor	NE Office 2nd Floor	SW Office 2nd Floor	3rd Floor and Waiting Room on 2nd	1st Floor Office	Totals for 1678	*Total Building Square Feet		
Square Feet	127	130	115	466	156	994	1710		
Tenant									
Tenancy Period	13 years	Vacant - Showings	Vacant - Showings	3 years	6 years				
Rent	\$600	\$605	\$450	\$650	\$605	\$2,910			
1684 Selby									
	E Office 2nd Floor	S Office 2nd Floor	N Office 1st Floor	E Office 1st Floor	S Office 1st Floor	Totals for 1694	*Total Building Square Feet	Combined Total Monthly Rent	Annual Combined Income
N Office 2nd Floor-	114	152	144	175	188	923	1795		
150									
5 years	1 year	5 years	10 years	6 years	14 years				
\$600	\$454	\$600	\$615	\$640	\$598	\$3,507		\$6,417	\$77,004

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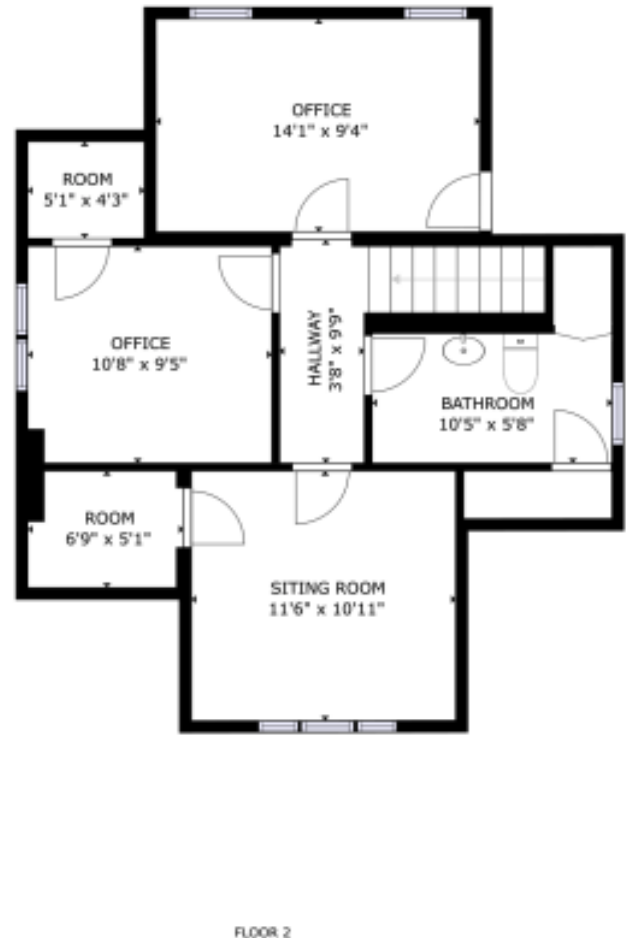


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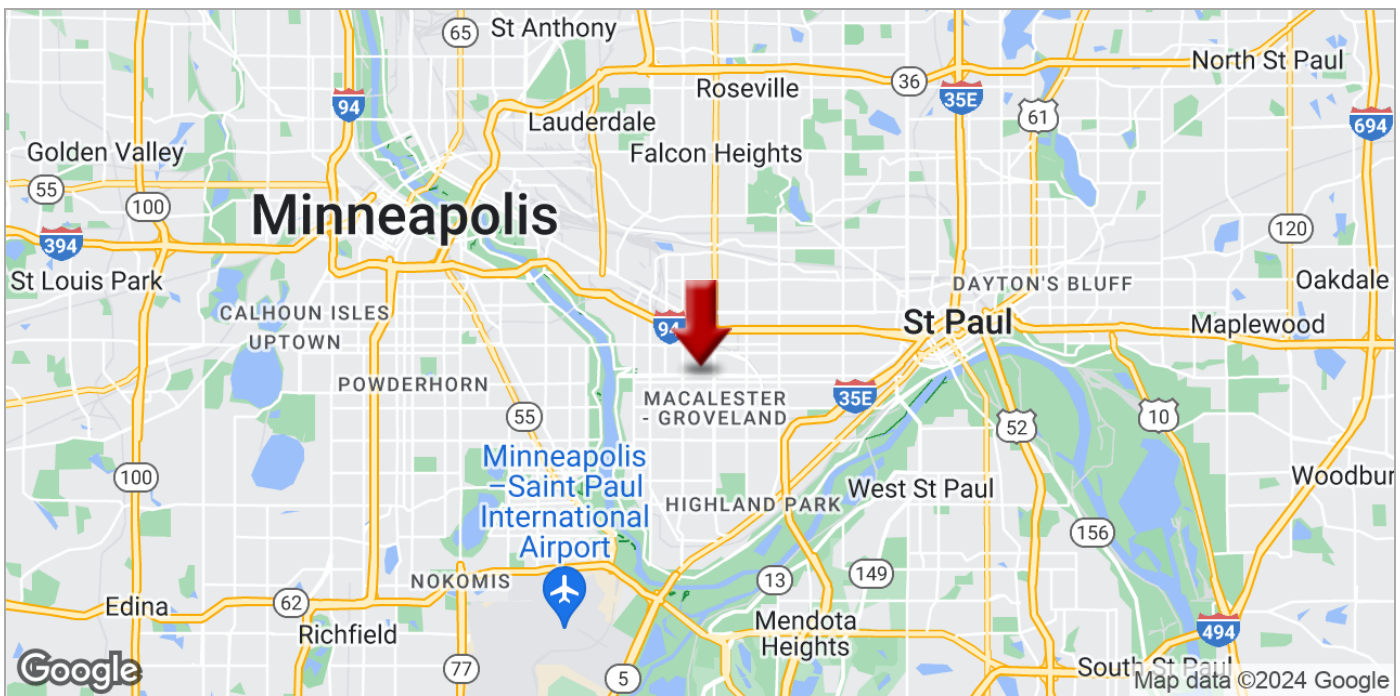
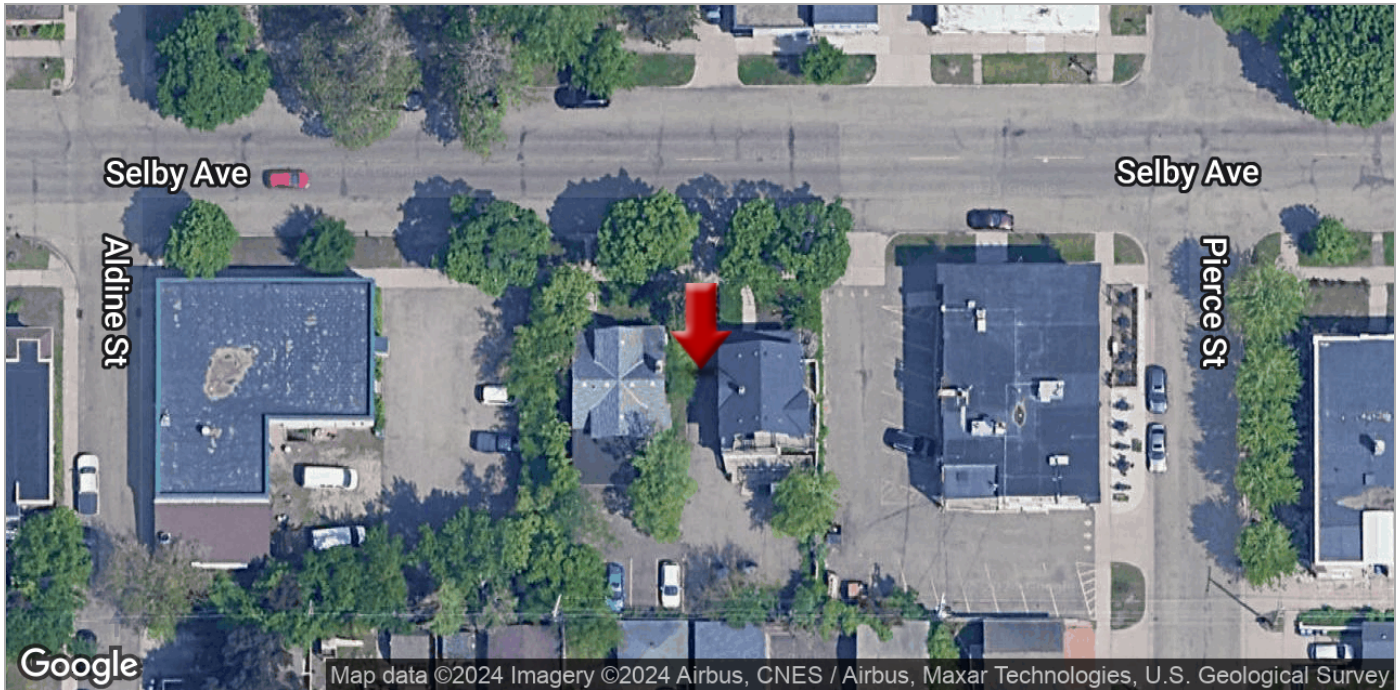
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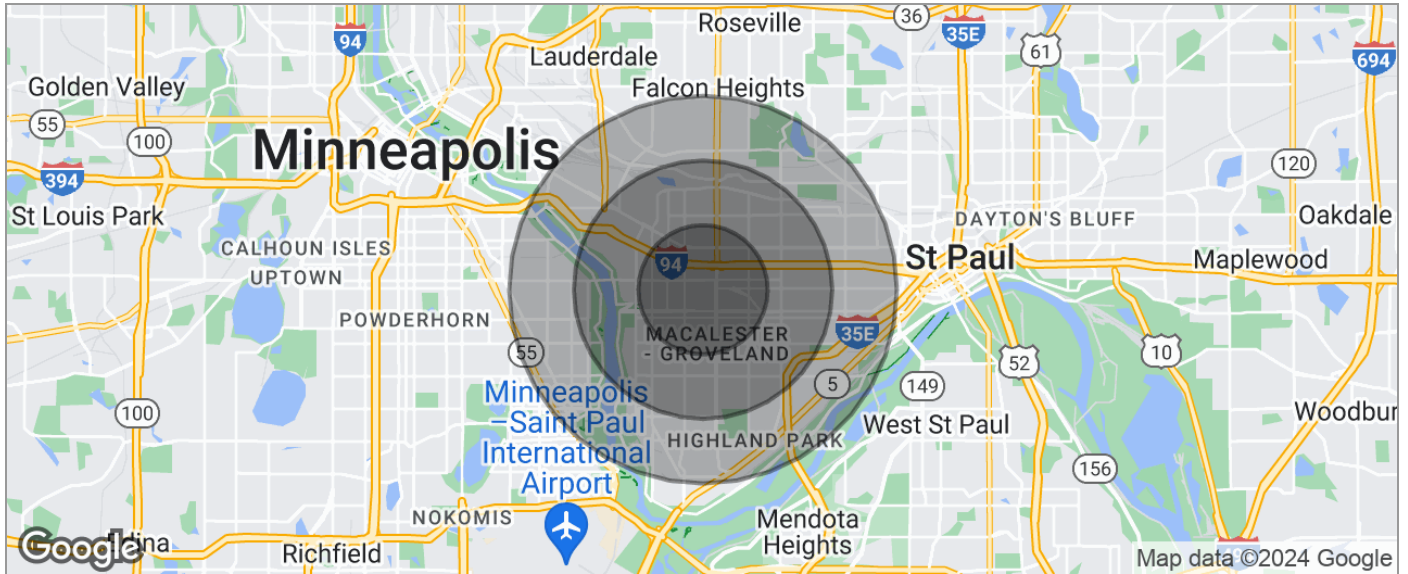
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2 PROPERTY INVESTMENT PORTOLIO (RENTAL INCOME OR REDEVELOPMENT)

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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	21,566	79,821	151,712
MEDIAN AGE	30.4	32.0	33.7
MEDIAN AGE (MALE)	28.6	31.1	32.9
MEDIAN AGE (FEMALE)	31.3	33.0	34.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,527	32,216	63,361
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$78,538	\$78,893	\$77,229
AVERAGE HOUSE VALUE	\$303,897	\$313,628	\$302,545

* Demographic data derived from 2020 ACS - US Census

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