

TAX EXEMPT

# K-12 & PRE-K SCHOOL PROPERTIES FOR SALE

1758 & 1780 FORD PARKWAY, SAINT PAUL, MN 55116



## HIGHLAND PARK PROPERTIES FOR SALE

**KW COMMERCIAL - MINNETONKA, MN**

13100 Wayzata Blvd.  
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*PRESENTED BY:*

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# EXECUTIVE SUMMARY

1758 & 1780 FORD PARKWAY



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,100,000
<b>BUILDING SF:</b>	1758 Ford Pkwy - 7600 SF 1780 Ford Pkwy - 2400 SF
<b>LOT SIZE:</b>	PID 162823120085: 0.5 Acres PID 162823120086: 0.2 Acres
<b>YEAR BUILT:</b>	1950
<b>PARKING:</b>	Street or Alley parking
<b>ZONING:</b>	H2

## PROPERTY HIGHLIGHTS

- 1758 Ford Parkway currently used as a K-8 private school on 0.5 acres
- Building consists of 8 classrooms, school office, conference room, library, student lunchroom, prep/serving kitchen and large outdoor playground next to the building
- 1780 Ford Parkway currently used as a preschool on 0.2 acres
- Building consists of 4 classrooms, pre-school office, kitchen/food prep space and small outdoor playground behind the building
- Current zoning permitted uses include pre-schools, daycare, adult care, schools- primary & secondary and religious institutions
- Zoning allows 5 residential units per parcel



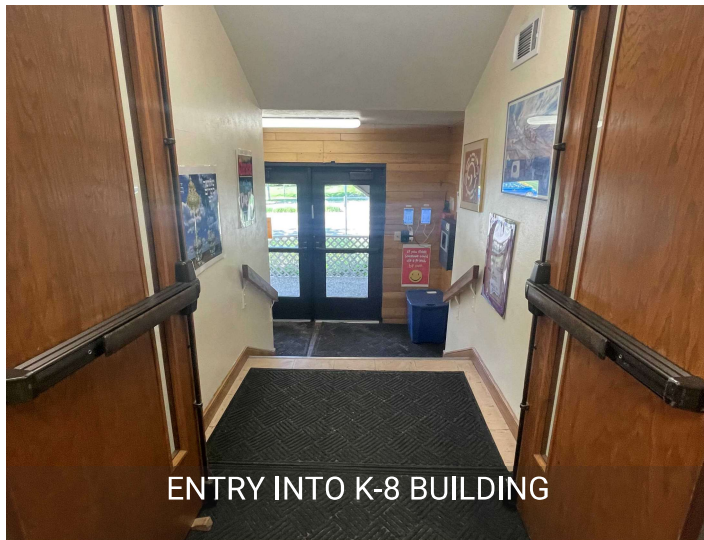
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# PROPERTY PHOTOS

1758 & 1780 FORD PARKWAY



ENTRY INTO K-8 BUILDING



HALLWAY ON MAIN LEVEL OF K-8 BUILDING



K-8 STAFF OFFICE



K-8 CLASSROOM



K-8 CLASSROOM



K-8 PLAYGROUND NEXT TO BUILDING

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# PROPERTY PHOTOS

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FRONT OF PRESCHOOL BUILDING



ENTRY INTO PRESCHOOL



PRESCHOOL STAFF OFFICE



PRESCHOOL CLASSROOM



PRESCHOOL FRONT ROOM



PRESCHOOL PLAYGROUND BEHIND BUILDING

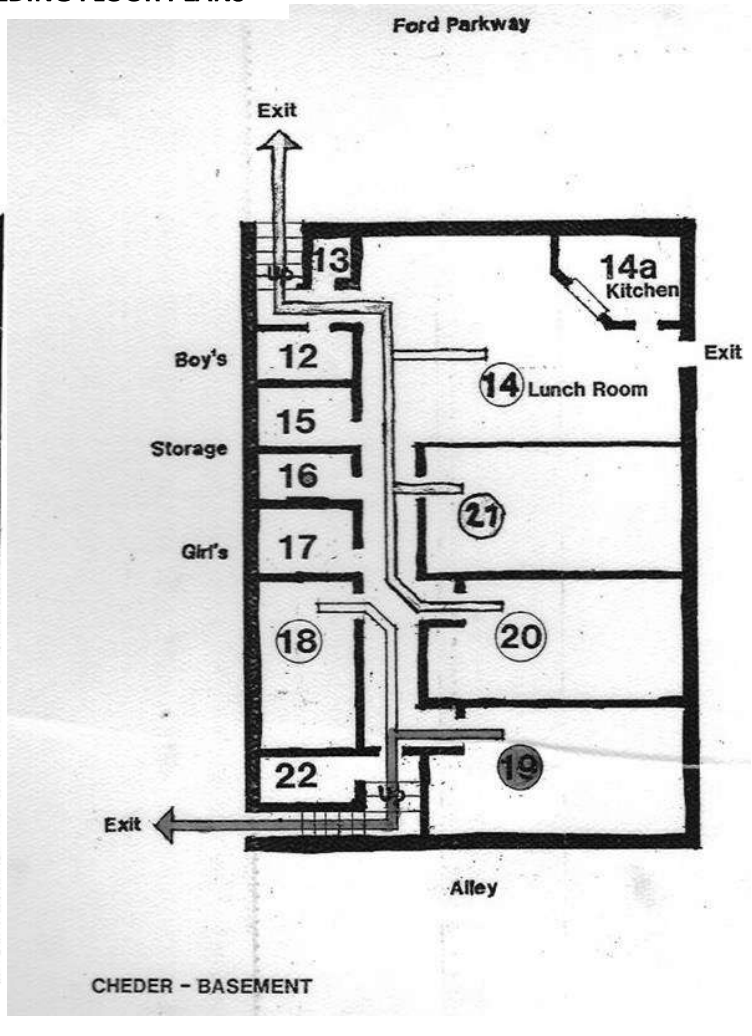
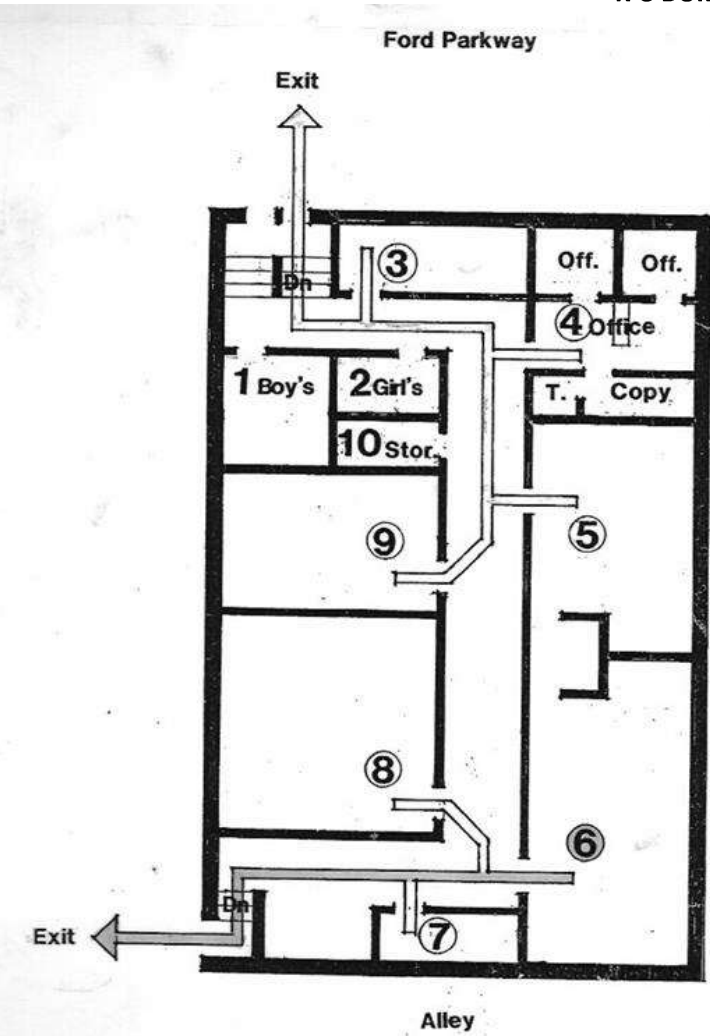
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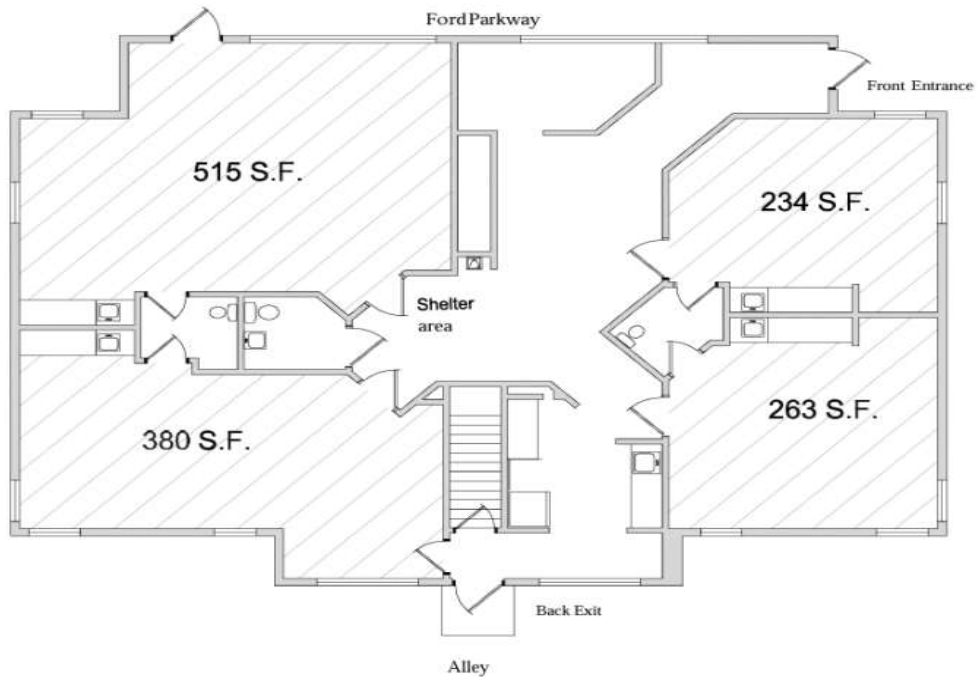
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### K-8 BUILDING FLOOR PLANS



### Gan Preschool Floor Plan



# LOCATION MAPS

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Map data ©2024 Google

# DEMOGRAPHICS

1758 & 1780 FORD PARKWAY



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	7,602	58,632	162,047
Female	9,344	64,639	174,186
Total Population	16,946	123,271	336,233

<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	2,918	20,203	65,092
Ages 15-24	1,979	12,864	38,733
Ages 25-54	6,874	53,777	147,350
Ages 55-64	2,281	16,523	39,542
Ages 65+	2,894	19,904	45,516

<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	15,737	107,205	243,721
Black	637	8,990	42,021
Am In/AK Nat	1	284	2,993
Hawaiian	N/A	N/A	5
Hispanic	275	5,159	39,361
Multi-Racial	604	10,214	63,456

<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$79,722	\$58,037	\$52,743
< \$15,000	434	6,159	20,864
\$15,000-\$24,999	608	5,092	14,814
\$25,000-\$34,999	435	5,183	13,997
\$35,000-\$49,999	786	6,864	17,940
\$50,000-\$74,999	1,099	9,596	25,354
\$75,000-\$99,999	1,027	6,891	16,201
\$100,000-\$149,999	1,388	7,544	16,284
\$150,000-\$199,999	441	2,869	5,661
> \$200,000	646	3,260	5,636

<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	7,345	58,576	148,750
Occupied	6,990	54,958	138,432
Owner Occupied	5,184	34,877	78,713
Renter Occupied	1,806	20,081	59,719
Vacant	355	3,618	10,318

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