



FOR SALE OR LEASE

MIXED USE (RETAIL + LIGHT INDUSTRIAL)
678 7TH ST W,
SAINT PAUL, MN 55102

Results
COMMERCIAL
RE/MAX RESULTS

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**678 7TH ST W,
SAINT PAUL, MN 55102**

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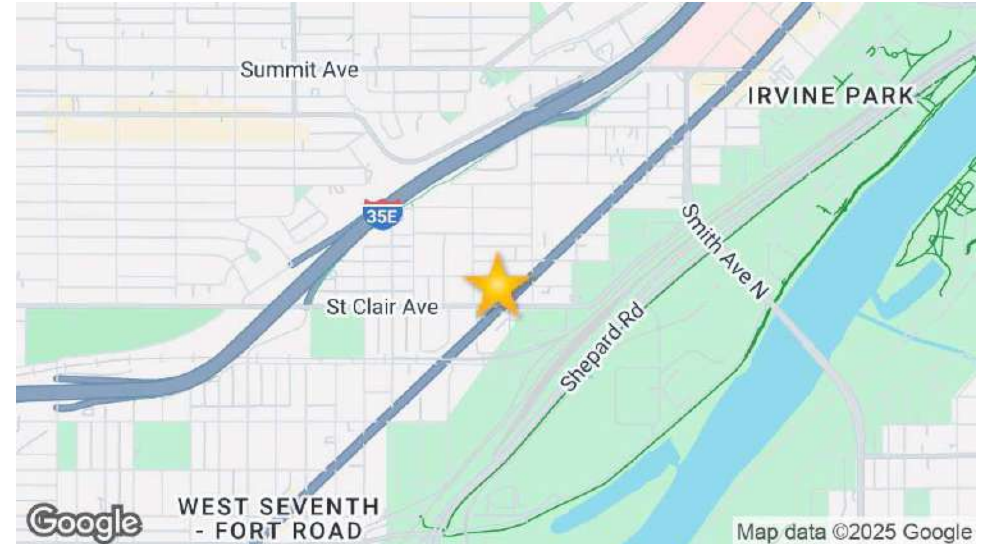


PROPERTY INFORMATION

EXECUTIVE SUMMARY

678 7TH ST W
SAINT PAUL, MN 55102

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PROPERTY OVERVIEW

Results Commercial is pleased to offer For Sale a Unique Mixed Use (Light Industrial + Retail) Building on West 7th St, Saint Paul. The Urban City location, Busy Commercial Corridor and Solid Visibility makes this an ideal building for your business ideas. Zoned B3 General Business.

Cannabis Uses eligible within B3 General Business Zoning (see zoning page).

Main Floor has glass frontage along West 7th St with retail entrance, utility door and loading dock door (6'9"H x 8' W) with short driveway. 4 Restrooms. 10' Clear Height, 2 New Mini-Splits to for A/C and supplemental Heat, Break Room, Office Area.

Basement has 2 Drive-In Doors (8'H x 11'9"W), 10' Clear Height, 2 Drains, 1 Restroom, Furnace Room with 2 Boilers with recent repairs/maintenance. The building has 3 Phase Electric available, 240v, electric use is offset by solar production. New Solar Panels installed in 2023.

Easily accessible from Hwy 35E, Hwy 94 and Shepard Road. Traffic Count 10,800 VPD.

DO NOT DISTURB TENANTS. Contract listing brokers for more information.

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EXECUTIVE SUMMARY

678 7TH ST W
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OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	21,264 SF
Lot Size:	0.25 Acres
Price / SF:	\$56.43
Year Built:	1959
Zoning:	B3 General Business
Traffic Count:	10,800
2025 Taxes	\$30,718

PROPERTY HIGHLIGHTS

- Unique Mixed Use (Light Industrial Warehouse + Retail) on West 7th St, St. Paul
- **Cannabis Use Eligible within B3 Zoning - General Business District**
- Urban City, Busy Commercial Corridor, Solid Visibility
- 3 Phase Electrical 240 V Available, Offset by Solar Production
- **Upper Level** - Dock High Door 6'9" T x 8' W, Clear Height 10', Heat & AC, Retail Area
- **Lower Level** - 2 Drive In Doors 8' T x 12' W, Clear Height 10', Heat, 2 Drains
- **UPDATES:** Solar Panels 2023, Water Heater 2023, Boiler #1 Refurbished 2023, Boiler #2 Controller Replaced 2024, Roof 2013
- Seller intends to do a 1031 Exchange for this transaction
- 1 Current Tenant occupying 1,421 SF of Retail Space in front of building

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PROPERTY DETAILS

678 7TH ST W
SAINT PAUL, MN 55102

SALE PRICE \$1,200,000

LOCATION INFORMATION

Street Address	678 7th St W
City, State, Zip	Saint Paul, MN 55102
County/Township	Ramsey
Signal Intersection	Yes
Nearest Airport	MSP International Airport

BUILDING INFORMATION

Building Size	21,264 SF
Tenancy	Multiple
Number Of Dock High Doors	1
Ceiling Height	10 ft
Number Of Floors	2
Average Floor Size	10,632 SF
Year Built	1959
Free Standing	Yes

PROPERTY DETAILS

Property Type	Light Industrial & Retail
Property Subtype	Warehouse/Distribution
Zoning	B3 General Business
Lot Size	0.25 Acres
APN#	12-28-23-21-0004
Lot Frontage	120
Lot Depth	95
Traffic Count	10,800
Traffic Count Street	7th St W
2025 Taxes	\$30,718.00

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Restrooms	5
Power	Yes

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Floor Plans + Survey

FLOOR PLANS - UPPER LEVEL

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Upper Level



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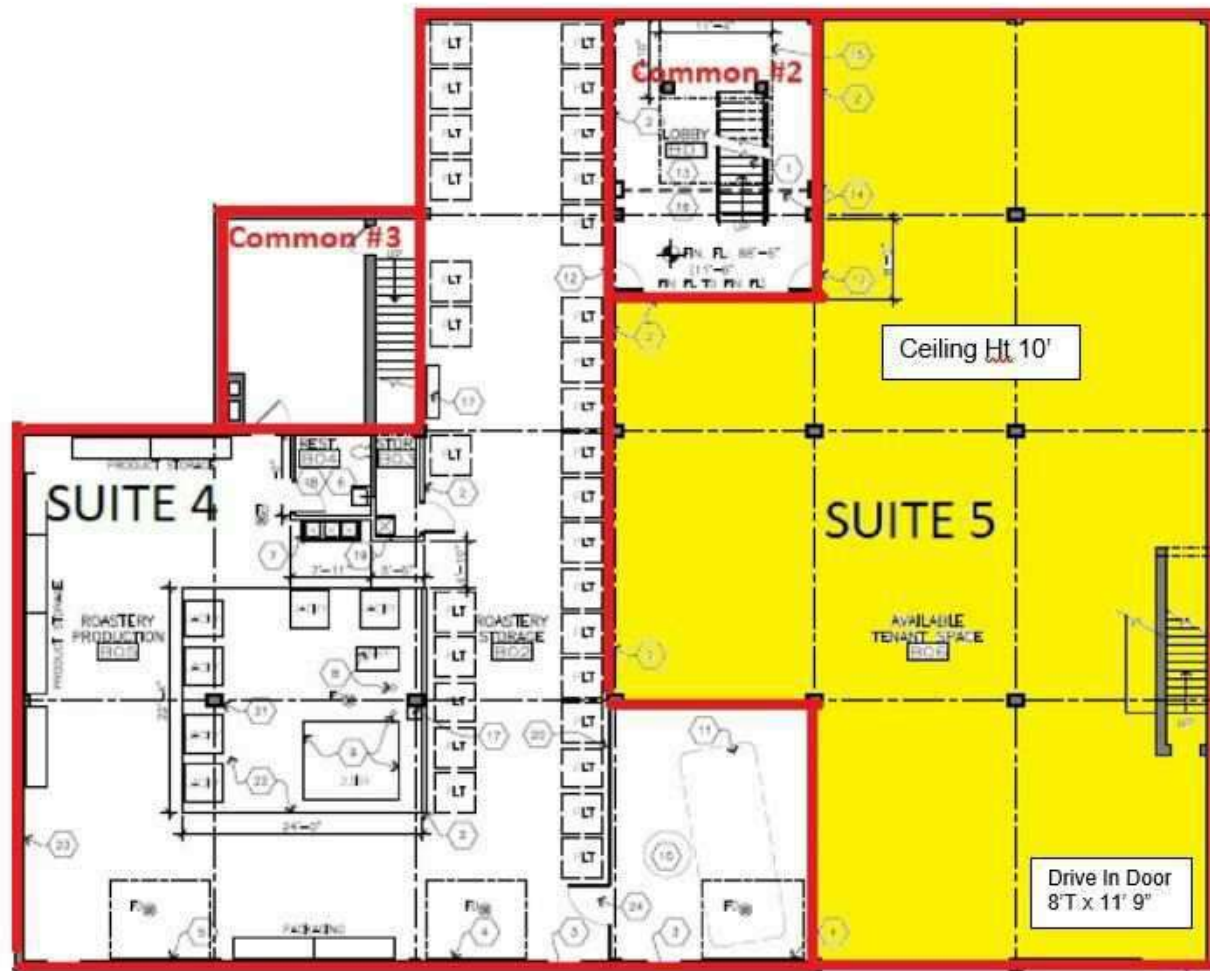
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FLOOR PLANS - LOWER LEVEL

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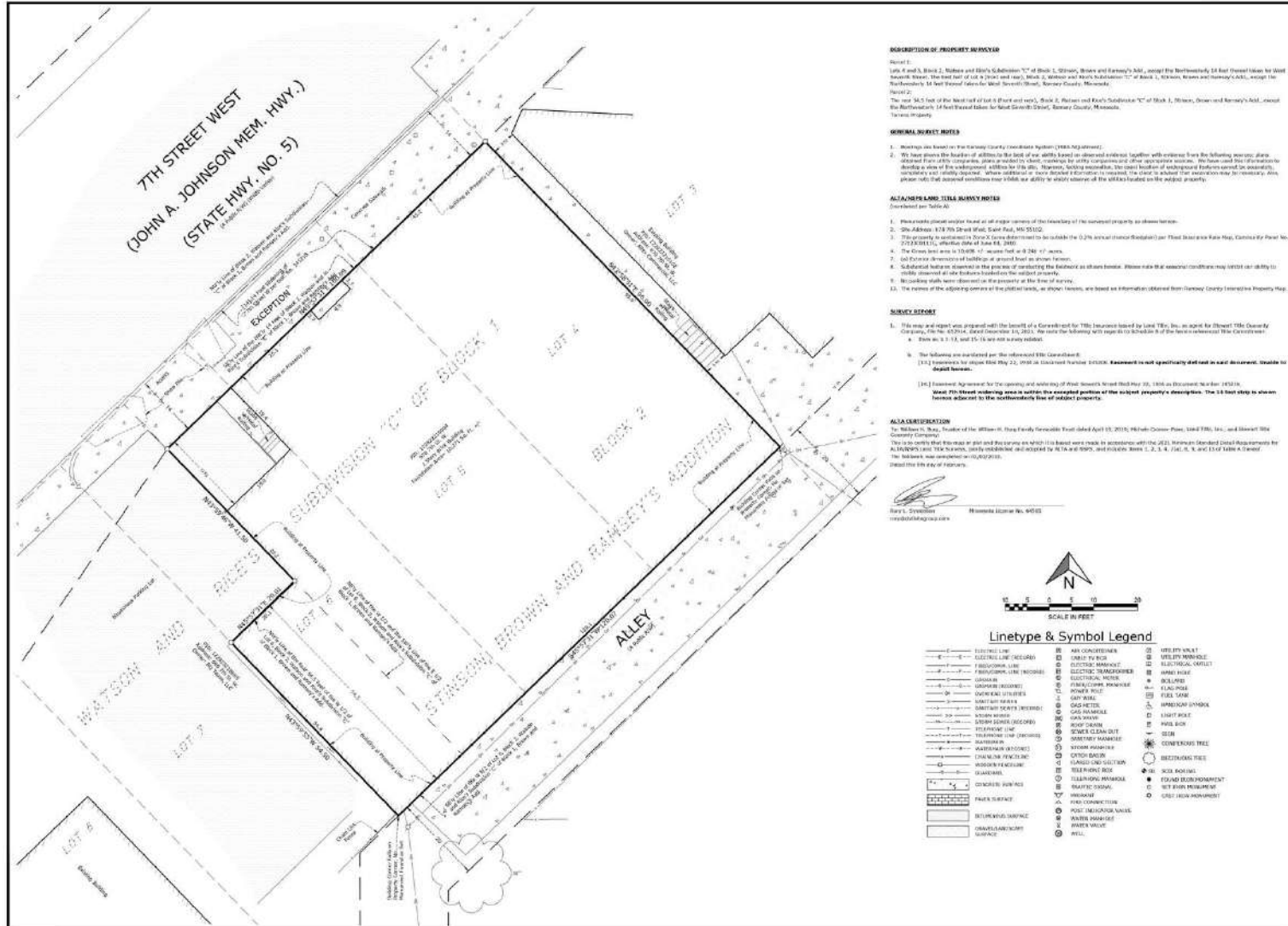
Lower Level

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Zoning Information

ZONING - CANNABIS USES ALLOWED IN B3 ZONING

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Cannabis Retail Sales Permitted



Cannabis Production and Cultivation

Limited or Full Cultivation



Cannabis Retail Sales Permitted

ZONING - CANNABIS USES ALLOWED IN B3 ZONING

678 7th St W is located in a B3 Zoning District. This property address would permit both Cannabis Retail (A cannabis business with a license or endorsement authorizing the retail sale of cannabis flower, plants, cannabis products, and lower-potency hemp products, including cannabis products sold for on-site consumption) and Limited Production and Processing (Up to fifteen thousand (15,000) square feet of cannabis cultivation, cannabis product manufacturing, or lower-potency hemp edible manufacturing, within an indoor facility). ****A cannabis retail use is prohibited from sharing a common entrance with a business licensed as a tobacco products shop.**

Permitted Uses: **Cannabis Delivery Service** (Transport Cannabis Products), **Cannabis Mezzobusiness** (Cultivation & Production; Retail Sales), **Cannabis Microbusiness** (Cultivation & Production; Retail Sales/On-Site Consumption), **Cannabis Retailer** (Sell To Customers), **Cannabis Transporter** (Transport Cannabis Products), **Cannabis Testing Facility** (Test Cannabis Products), **Lower-Potency Hemp Edible Manufacturer** (Sell to Cannabis/Hemp Businesses, Make Cannabis/Hemp Products), **Lower-Potency Hemp Edible Retailer** (Sell to Customers, Sell for On-Site Consumption), **Medical Cannabis Combination Business** (Sell to Customers, Sell to Cannabis/Hemp Businesses, Grow Cannabis, Make Cannabis/Hemp Products), **Medical Cannabis Retailer** (Sell to Customers).

For more information, please visit: <https://www.stpaul.gov/departments/planning-and-economic-development/planning/current-activities/cannabis-adult-use-zoning>

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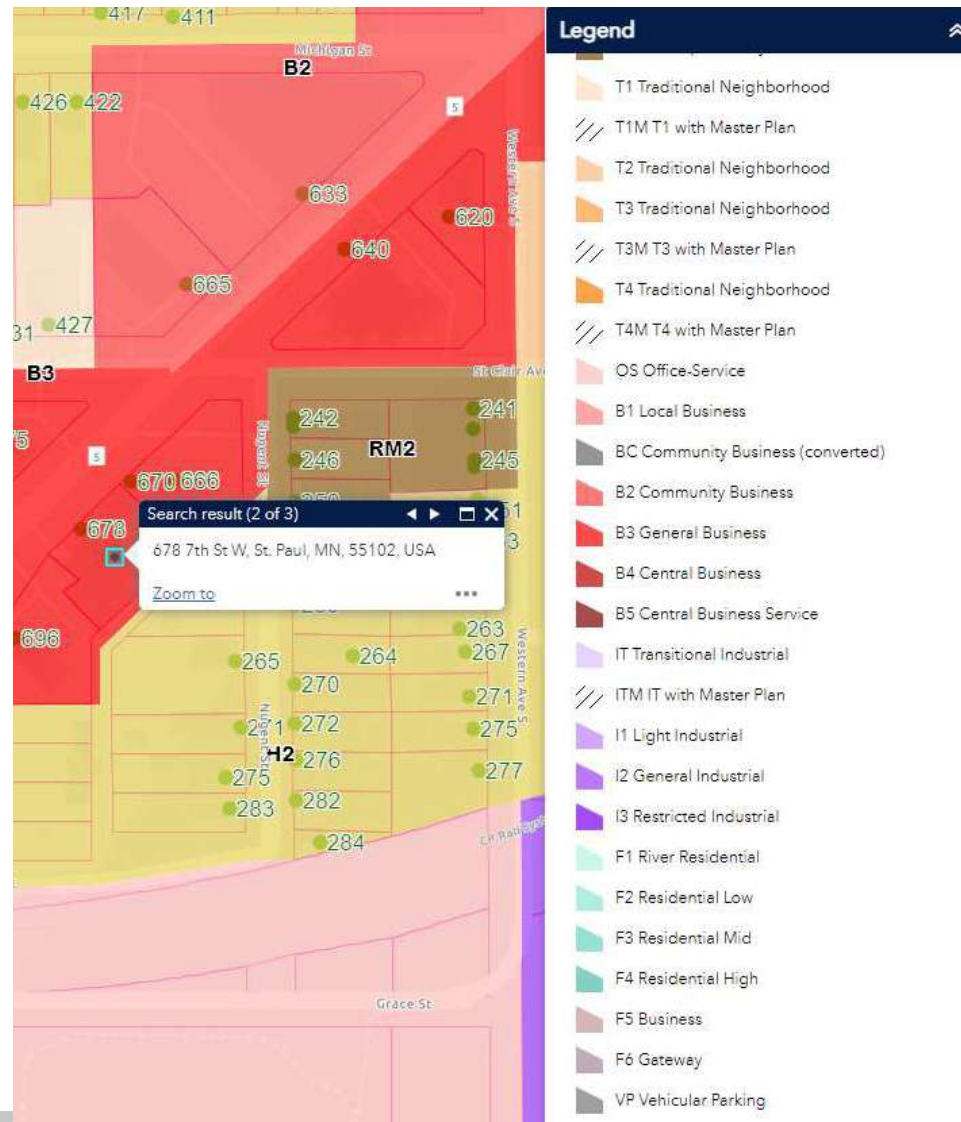
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ZONING - B3 GENERAL BUSINESS DISTRICT

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B3 GENERAL BUSINESS DISTRICT

Sec. 66.415 - Intent, B3 General Business District

The B3 general district is intended to provide sites for more diversified types of businesses than those in the B1 and B2 business districts, and is intended for use along major traffic arteries or adjacent to community business districts.

Sec. 66.421 - Principal Uses:

Home Occupation, Mixed residential and commercial use, Foster Home, Supportive housing facility, Shelter for battered persons, Adult Care home, Club, fraternal organization, lodge hall, College, university, seminary, etc., Community center, Day care, Homeless services facility, Public Library, Public and private park, playground, Religious Institution, School, primary & secondary, Trade school, arts school, dance school, etc., Municipal building or use, Utility or public service building, Electric transformer or gas regulator substation, Municipal building or use, Utility or public service building, Administrative office, **artist, photographer studio** etc., Insurance office, real estate office, sales office, professional office, clinic, medical, or dental, hospital, **medical laboratory**, veterinary clinic, general retail, bank, credit union, **business sales and services**, drive-through sales and services, primary and accessory, dry cleaning, commercial laundry, food and related goods sales, food shelf, garden center, outdoor, laundromat, self-service, liquor store, massage center, mortuary, funeral home, **package delivery service**, pot office, service business, **service business with showroom or workshop, small appliance repair, small engine repair**, automotive bench work, tattoo shop, tobacco products shop, bar, brew on premises store, catering, coffee kiosk, coffee shop, tea house, restaurant, carry-out, deli, restaurant outdoor, bed and breakfast residence, bingo hall, **auction hall, health/sports club**, hotel, motel, **indoor recreation, reception hall/rental hall**, steam room/bathhouse facility, theater, assembly hall, concert hall, auto sales, indoor, bus or railroad passenger station, **distillery**, craft, fishing shop, **limited production and processing, mail order house, printing and publishing**, recycling collection center, recycling drop-off station, **wholesale establishment**, accessory use.

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Building Specs

BUILDING UPGRADES

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BUILDING UPGRADES

- SOLAR PANELS - 50 Kilowatt Solar Array Installed on Roof in 2023 for \$149,000
- HVAC - Boiler #1 was Refurbished in Nov. of 2023 for \$5,784 (Tubes, Valves, and Smokeboxes Replaced & Welded)
- HVAC - Boiler #2 controller was Replaced in Jan. of 2024 for \$2,019
- WATER HEATER - Commercial Grade Electric Water Heater Installed in Nov. 2023 for \$8,092
- ROOF - Installed 2013
- HVAC - 2 Mini-Splits installed on main floor for air conditioning and supplemental heating

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SOLAR PANELS - SPECS & CASH FLOW CHART

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Project	Property Hotdish
AC kW	50.00
DC kW	67.7
Y1 kWh	77,075
Degradation	0.6%
Build Cost	\$148,980
Build Cost \$/w DC	\$2.20
Federal Tax Rate	37.00%
State Tax Rate	9.85%
Discount Rate	5.00%
Custmer Power Rate	\$0.10
Xcel Power Inflation	3.00%
	5.00%
Total Incentives & Deductions	\$74,043
% Incentivized	50%

Components		
Component	Name	Count
Inverters	Sunny Tripower_Core1 50-US-41 (SMA)	1 (50.0 kW)
Strings	10 AWG (Copper)	9 (671.9 ft)
Module	Hanwha Q Cells, Q.Peak DUO XL-G10.3/BFG 480 (480W)	141 (67.7 kW)

Notes: New roof, built up. Voltage :120/240, Single phase.

Inverter Warranty: 10 yrs

Aprox Annual Usage Guesstimate with full occupancy: 64,800 kwh Kwh.

Module Warranty - 12 yrs, 30 yr production warranty

Expected system Lifetime: 30 yrs

Xcel Energy PV Demand Credit: Performance Based PV Incentive, priced at \$0.069648 per kWh generated between the hours of 1:00 PM and 7:00 PM. CREDIT KWH LIMIT The maximum kWh applied to the Rider credit per kWh each billing period is the Peak Period maximum 15-minute Solar Photovoltaic kW output for the billing period times 100 hours for billing periods ending in the months of June, July, August or September and 75 hours for billing periods ending in other months.

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SOLAR PANELS - SPECS & CASH FLOW CHART

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Cash Flow: Property Hotdish

Year	System Cost	PV Array kWh Generated	\$ Xcel Power	Power Savings	Xcel PV Demand Credit	Federal Tax Credit	Federal Depreciation	State Depreciation	Annual Cash Flow	Cumulative Savings	Year
Year 0	-\$148,980								-\$148,980	-\$148,980	Year 0
Year 1		77,075	0.100	\$7,708	\$1,619	\$44,694	\$46,854	\$2,935	\$103,809	-\$45,171	Year 1
Year 2		76,613	0.105	\$7,939	\$1,609			\$4,696	\$14,243	-\$30,927	Year 2
Year 3		76,153	0.110	\$8,177	\$1,599			\$2,818	\$12,594	-\$18,334	Year 3
Year 4		75,696	0.116	\$8,422	\$1,590			\$1,691	\$11,702	-\$6,631	Year 4
Year 5		75,242	0.122	\$8,675	\$1,580			\$1,691	\$11,945	\$5,314	Year 5
Year 6		74,790	0.125	\$8,935	\$1,571			\$845	\$11,351	\$16,665	Year 6
Year 7		74,342	0.129	\$9,203	\$1,561				\$10,764	\$27,429	Year 7
Year 8		73,896	0.133	\$9,479	\$1,552				\$11,031	\$38,460	Year 8
Year 9		73,452	0.137	\$9,764	\$1,542				\$11,306	\$49,766	Year 9
Year 10		73,011	0.141	\$10,057	\$1,533				\$11,590	\$61,356	Year 10
Year 11		72,573	0.145	\$10,358	\$1,524				\$11,882	\$73,239	Year 11
Year 12		72,138	0.149	\$10,669	\$1,515				\$12,184	\$85,422	Year 12
Year 13		71,705	0.154	\$10,989	\$1,506				\$12,495	\$97,917	Year 13
Year 14		71,275	0.159	\$11,319	\$1,497				\$12,815	\$110,733	Year 14
Year 15		70,847	0.163	\$11,658	\$1,488				\$13,146	\$123,879	Year 15
Year 16		70,422	0.168	\$12,008	\$1,479				\$13,487	\$137,366	Year 16
Year 17		70,000	0.173	\$12,368	\$1,470				\$13,838	\$151,204	Year 17
Year 18		69,580	0.179	\$12,739	\$1,461				\$14,200	\$165,404	Year 18
Year 19		69,162	0.184	\$13,122	\$1,452				\$14,574	\$179,978	Year 19
Year 20		68,747	0.189	\$13,515	\$1,444				\$14,959	\$194,937	Year 20
Year 21		68,335	0.195	\$13,921	\$1,435				\$15,356	\$210,293	Year 21
Year 22		67,925	0.201	\$14,338	\$1,426				\$15,765	\$226,058	Year 22
Year 23		67,517	0.207	\$14,768	\$1,418				\$16,186	\$242,244	Year 23
Year 24		67,112	0.213	\$15,211	\$1,409				\$16,621	\$258,865	Year 24
Year 25		66,709	0.220	\$15,668	\$1,401				\$17,069	\$275,933	Year 25
Year 26		66,309	0.226	\$16,138	\$1,392				\$17,530	\$293,463	Year 26
Year 27		65,911	0.233	\$16,622	\$1,384				\$18,006	\$311,470	Year 27
Year 28		65,516	0.240	\$17,121	\$1,376				\$18,496	\$329,966	Year 28
Year 29		65,123	0.247	\$17,634	\$1,368				\$19,002	\$348,968	Year 29
Year 30		64,732	0.255	\$18,163	\$1,359				\$19,523	\$368,490	Year 30
-\$148,980		2,121,907		\$44,694		\$14,675		\$14,675			

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Photo Gallery

ADDITIONAL PHOTOS

678 7TH ST W
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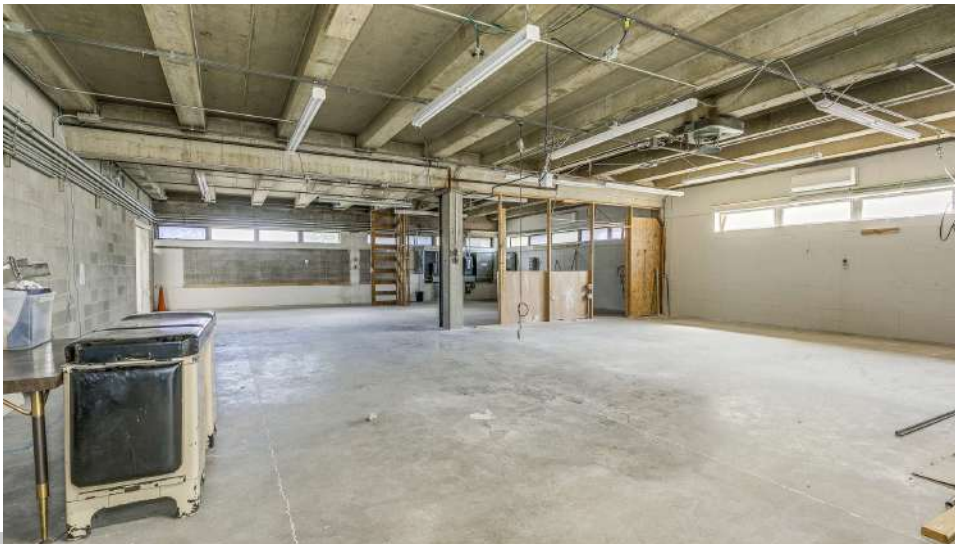
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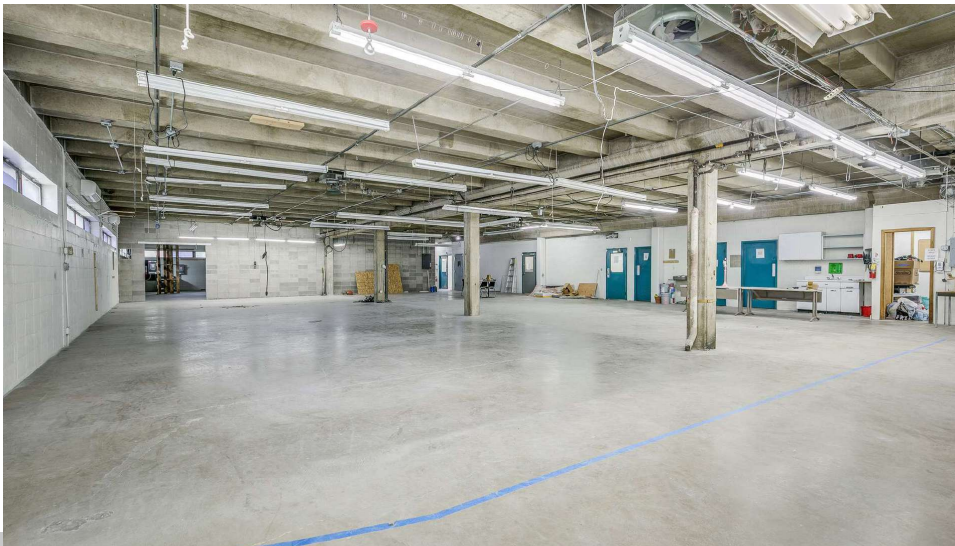
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LOCATION INFORMATION

678 W 7TH RETAILER MAP

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LOCATION MAP

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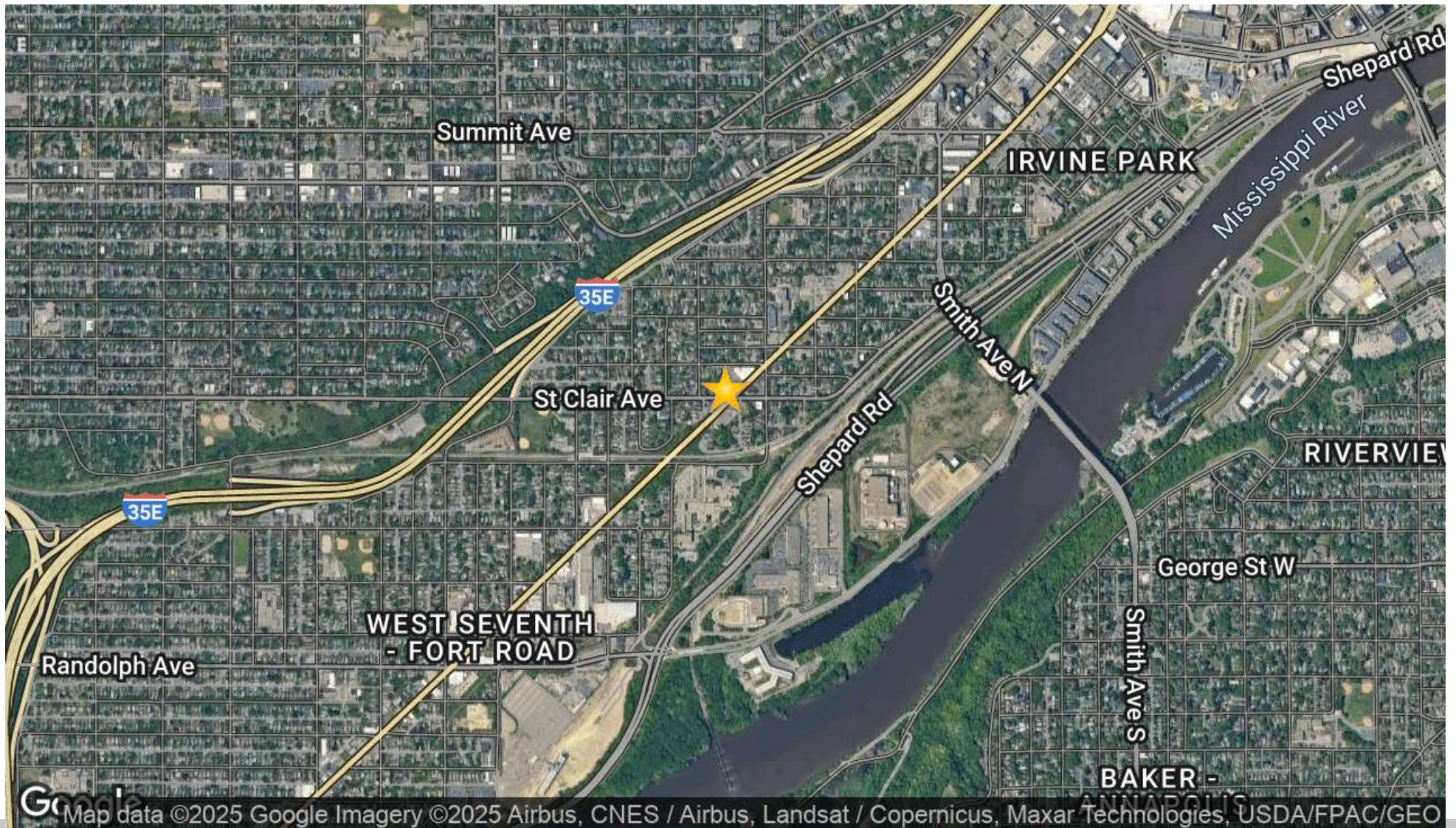
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REGIONAL MAP

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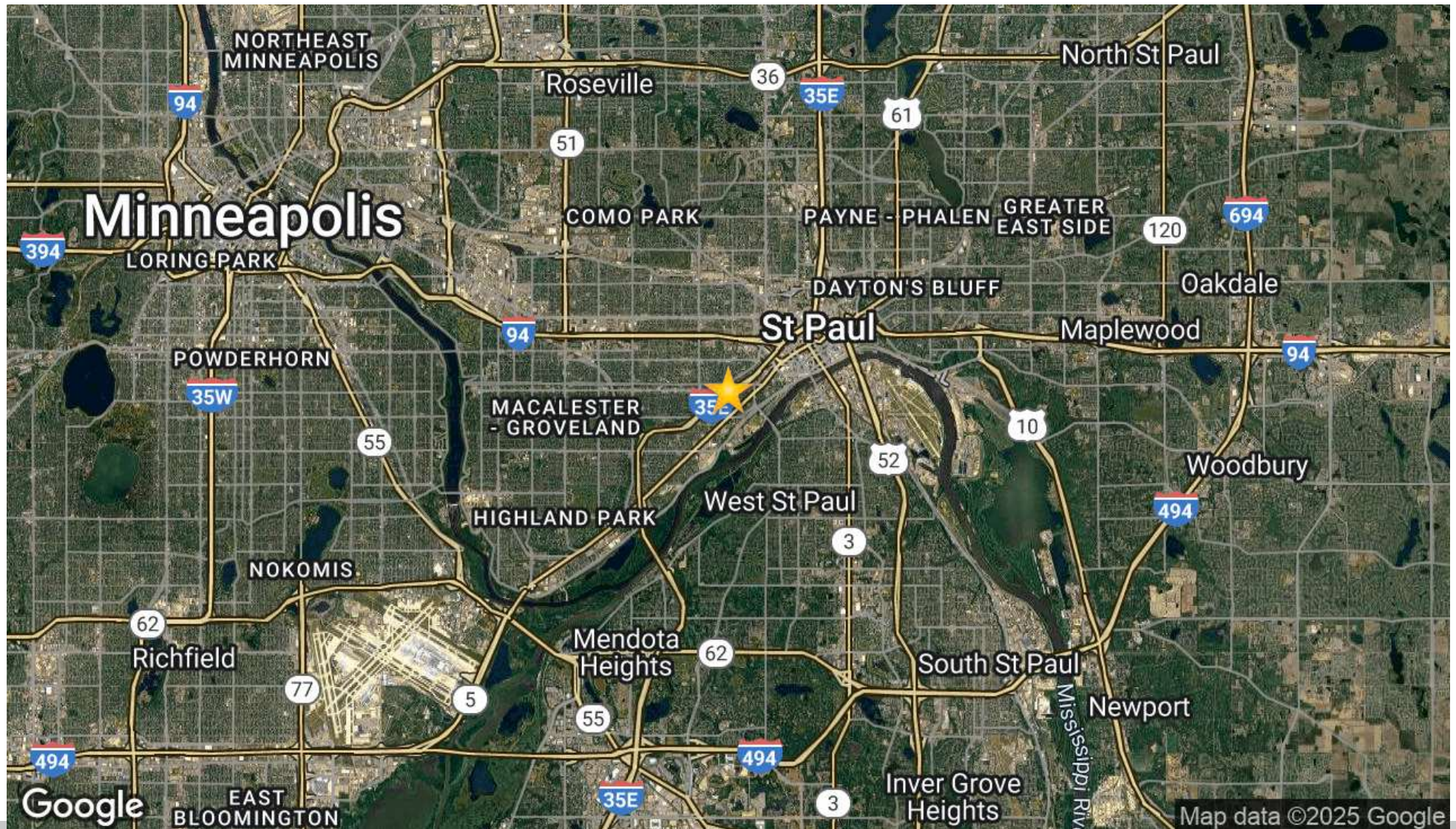
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AERIAL MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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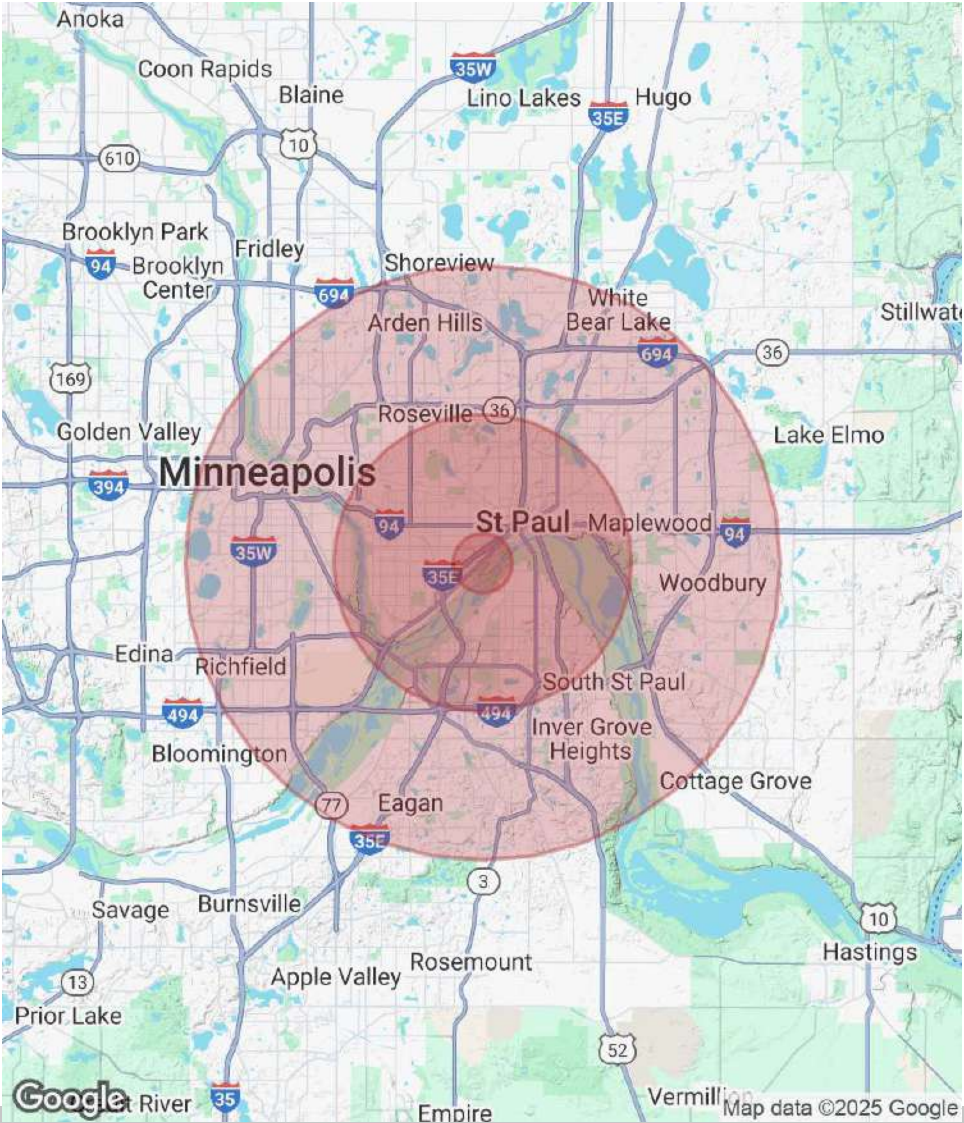
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	15,872	343,606	1,109,993
Average Age	41.0	35.3	36.1
Average Age (Male)	40.7	34.5	35.2
Average Age (Female)	41.9	36.1	36.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	8,841	144,104	472,929
# of Persons per HH	1.8	2.4	2.3
Average HH Income	\$96,205	\$82,068	\$88,623
Average House Value	\$317,531	\$241,820	\$250,562

2020 American Community Survey (ACS)



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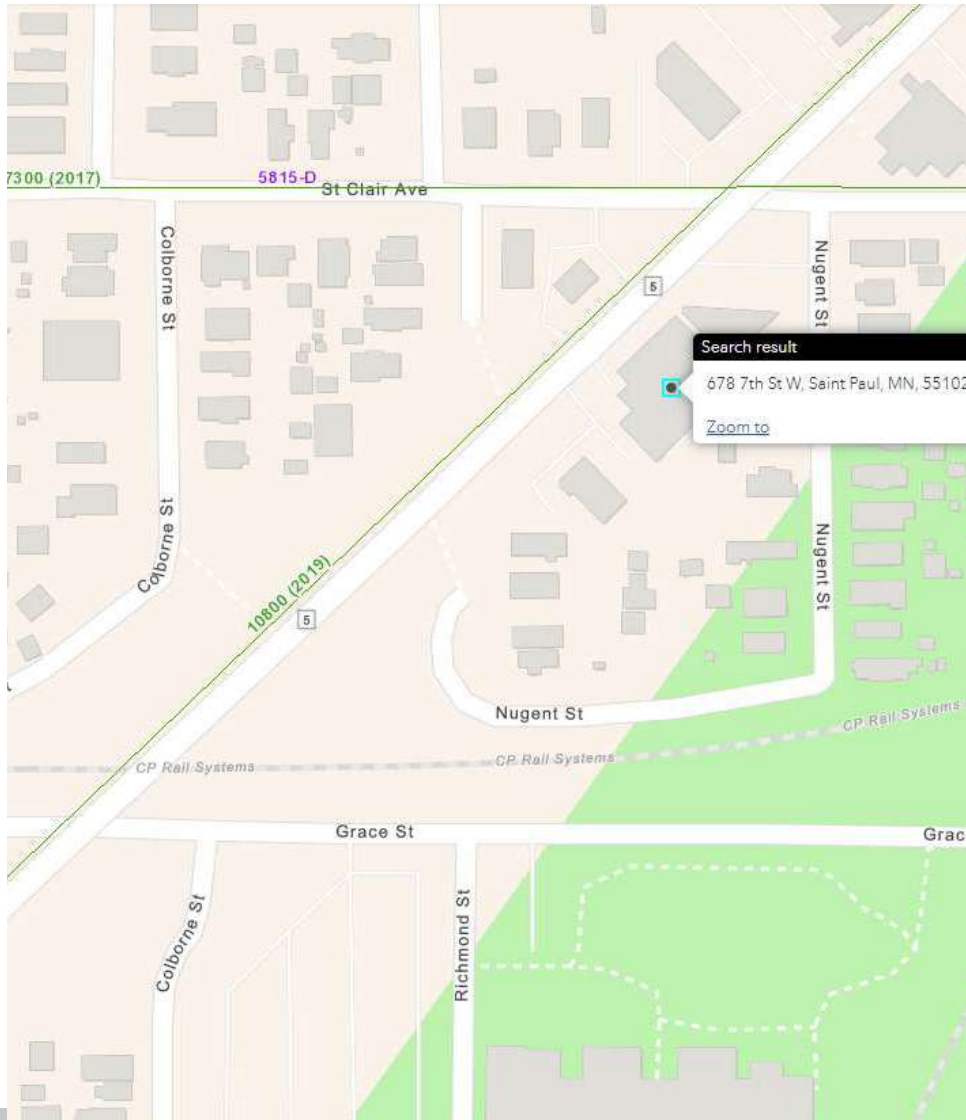
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678 TRAFFIC COUNT

678 7TH ST W
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TRAFFIC COUNT

7th Street W

10,800 Vehicles Per Day

St Clair Ave

7,300 Vehicles Per Day

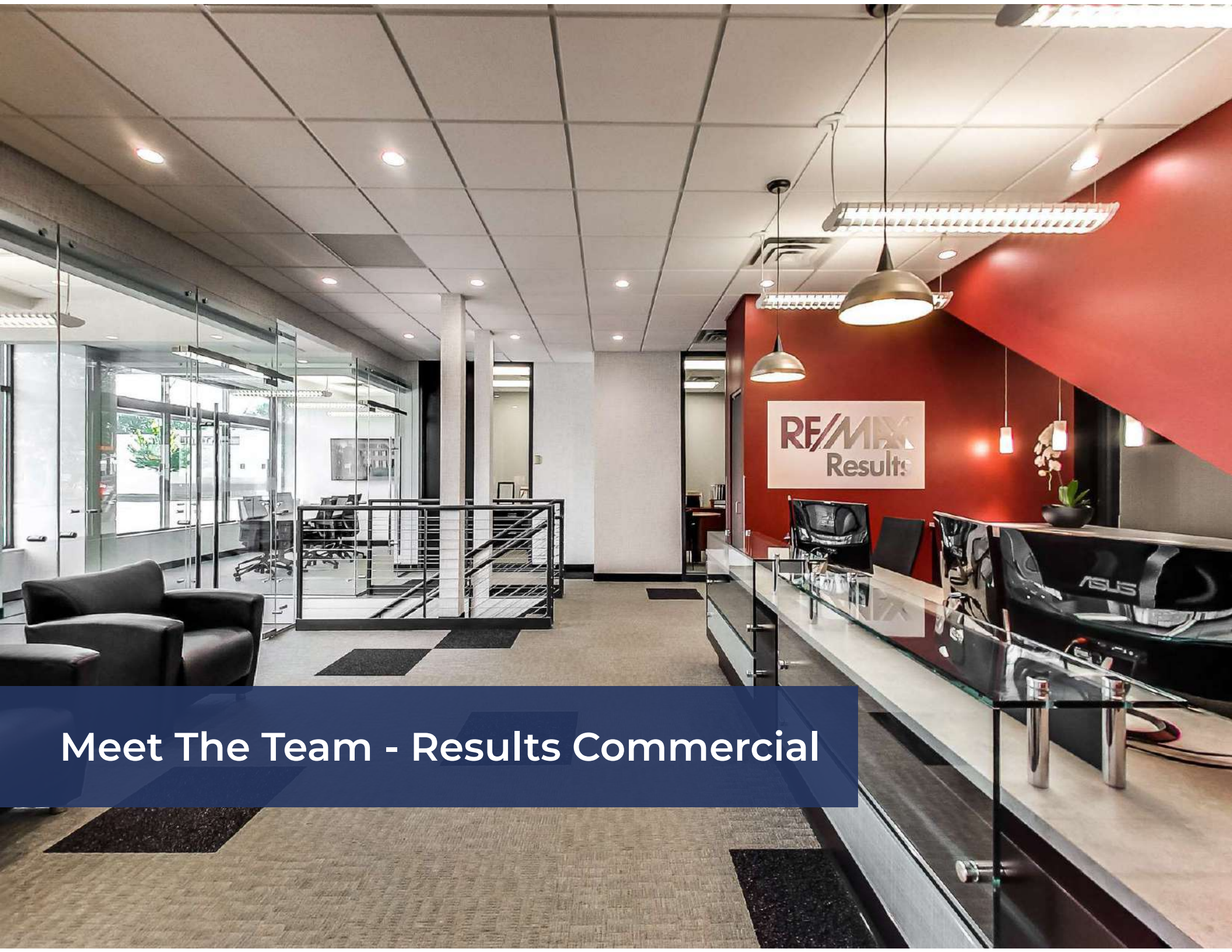


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Meet The Team - Results Commercial

MEET THE TEAM

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