



# WAREHOUSE/ AUTOMOTIVE FOR SALE

Redevelopment Opportunity

923 Randolph Ave  
Saint Paul, MN 55102

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## **Andrei Bortnov**

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5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416

## **Anders Priley**

Director of Leasing

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3033 Excelsior Blvd 100, Minneapolis, MN 55416



## PROPERTY FEATURES

The 923 Randolph Ave warehouse featured in this listing has the following amenities:

- Drive-in Door: 3 Total (two 8 Feet and one 12 Feet)
- Clear Height: 16 Feet in large warehouse
- HVAC: Heat only in the warehouse/office
- Power: 3-Phase, 800 Amp panel
- Bathrooms: One
- Parking: approximately 6 parking stalls (fenced)
- Proximity to Highways: 1 minute drive to Interstate 35E
- Roof: 2002/2008



### OFFERING PRICE

**\$400,000**

### SPACE TYPE

**Warehouse/Automotive**

### TOTAL BUILDING SIZE

**2,159 SF**

### YEAR BUILT/ RENOVATED

**1930/2002**

### ZONING

**B-2**

### PREVIOUS USE

**Automotive**

### PERMITTED USES

**Automotive, Warehousing, General Business**



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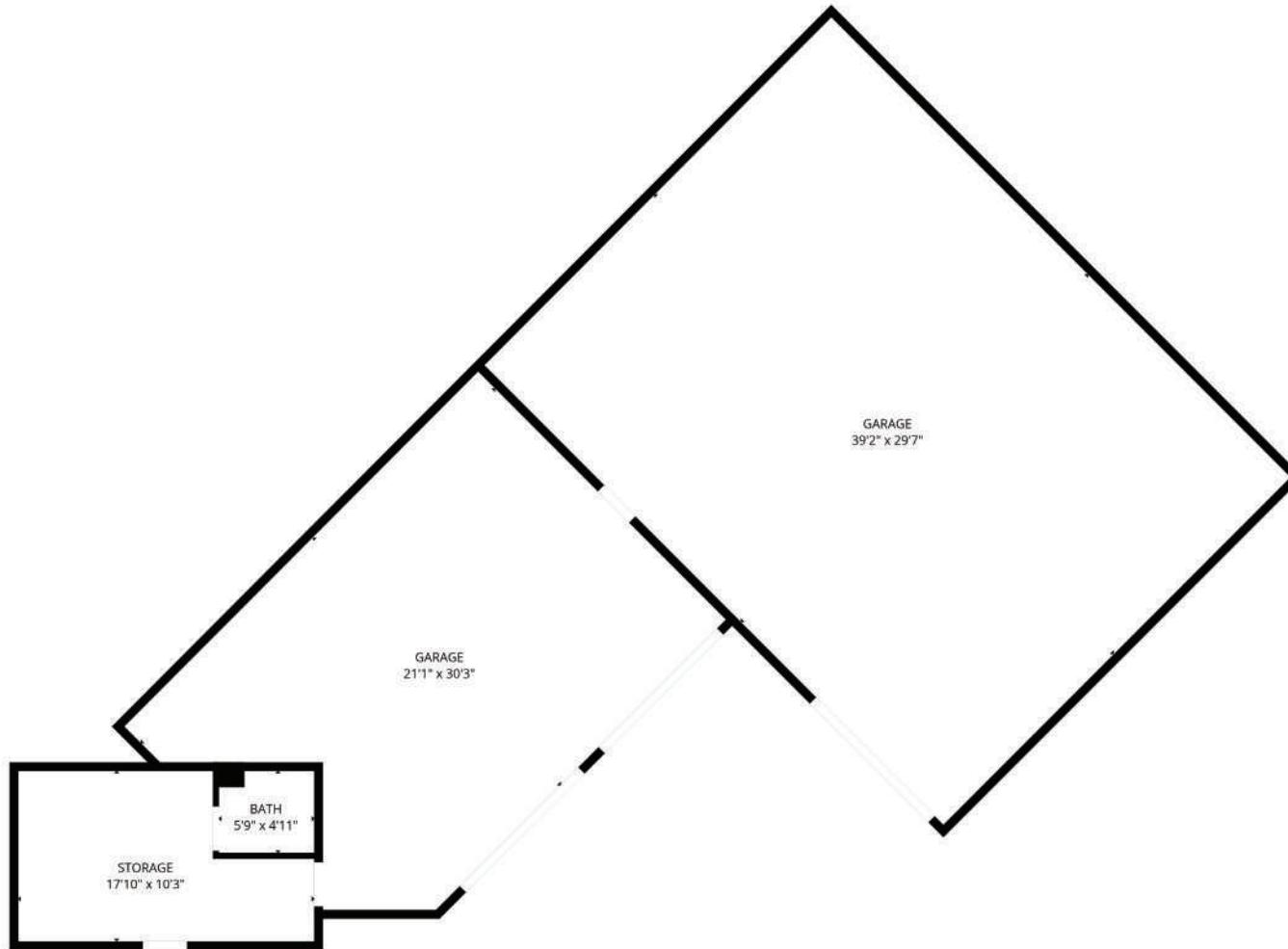
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## FLOOR PLAN



Approximately 2,159 SF

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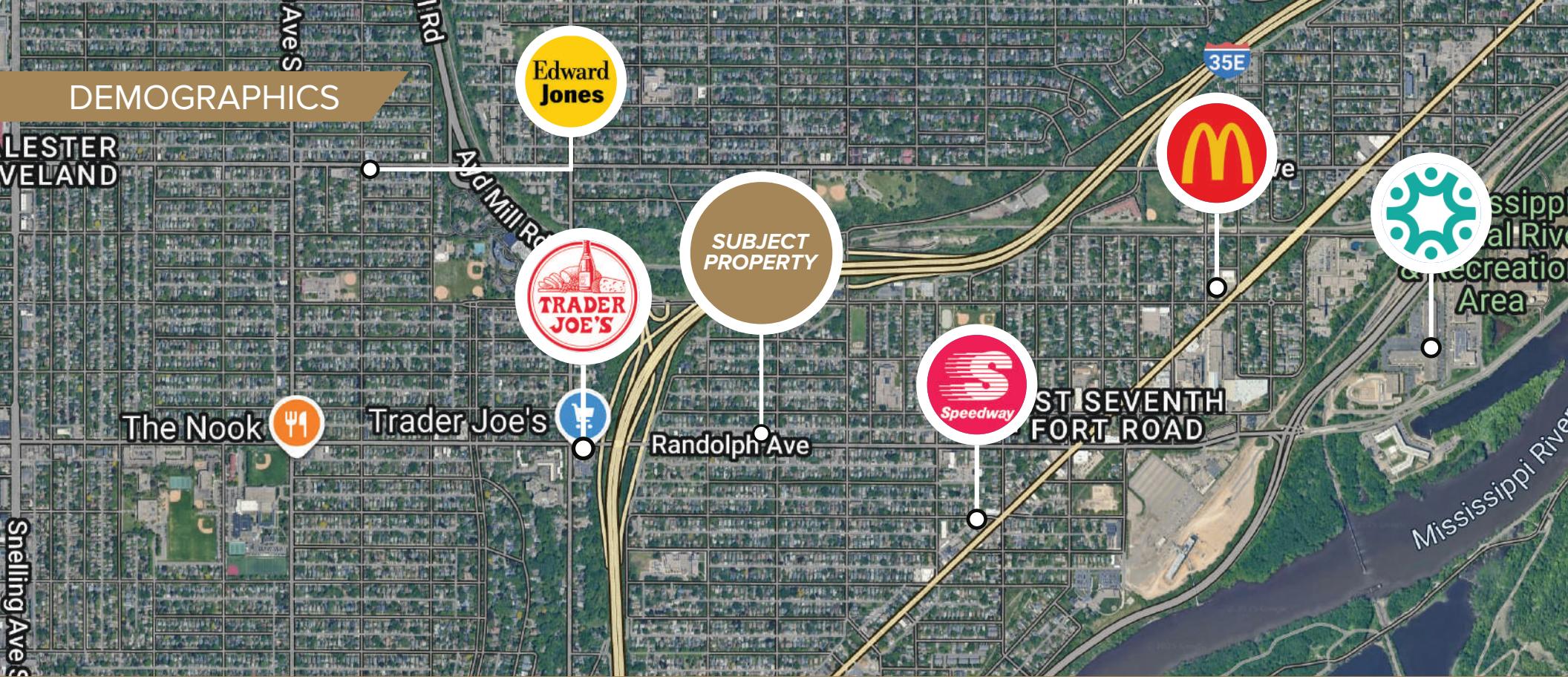
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## DEMOGRAPHICS



	1 Mile	3 Mile
POPULATION	10,218	82,738
POPULATION (OVER 25)	7,125	56,150
HOUSEHOLD	8,127	43,959
MEDIAN HH INCOME	\$65,055	\$63,859

	1 Mile	3 Mile
DAYTIME EMPLOYEES	5,692	45,039
EXPENDITURES	\$218,215,251	\$1,743,565,122
EDUCATION - HIGH SCHOOL	1,998	10,516
EDUCATION - BACHELORS	1,582	15,931

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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