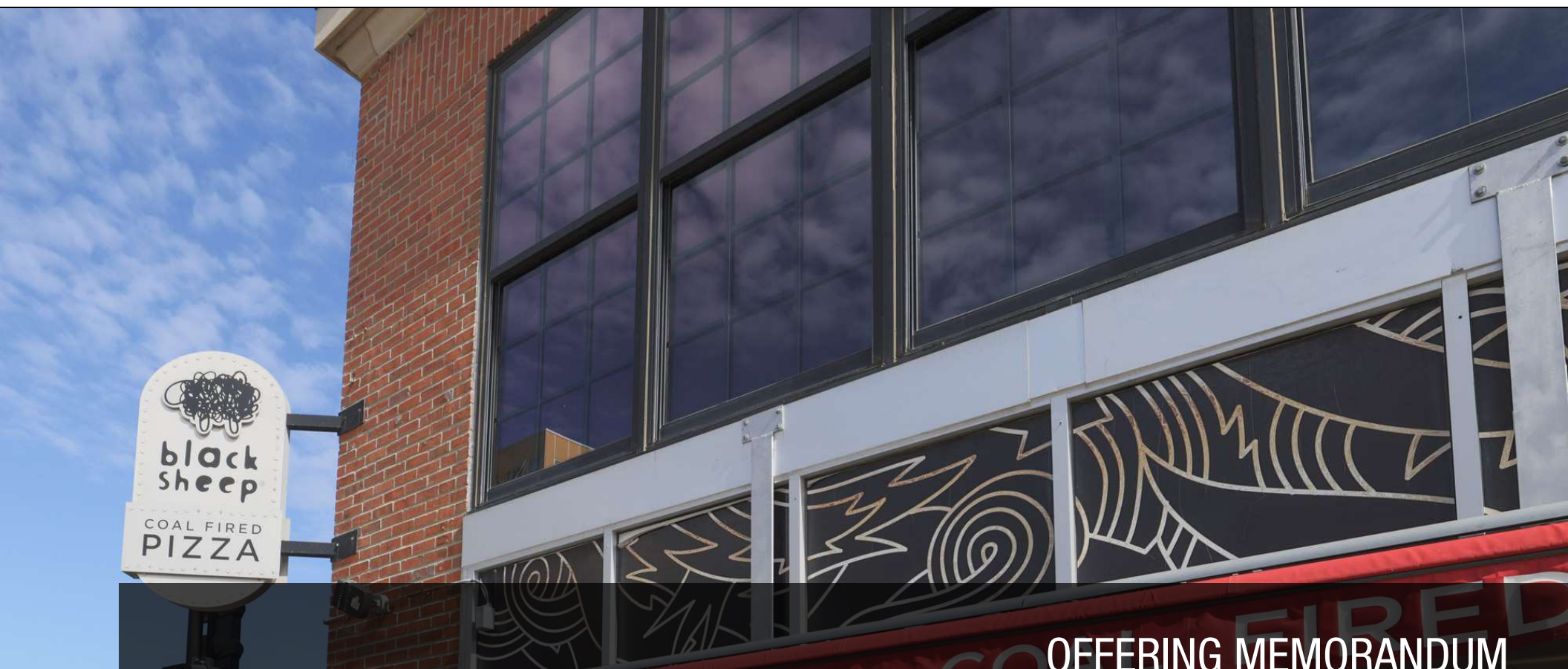




Former Black Sheep Pizza-STP | 2 Retail Condos For Sale (+ Equipment)

512 NORTH ROBERT STREET & 126 10TH STREET EAST, SAINT PAUL, MN 55105



OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

CHAD HEER
CCIM | Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

Property Summary



VIDEO

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of downtown Saint Paul, MN for a pizza place, bar/restaurant, or a variety of other uses. Two Retail Condo Units (Must be sold together), conveniently located on the corner of Robert Street & 10th, next door to Key's Cafe & Camp Bar and across the street from Lunds & Byerly's PLUS the new Pedro Park development. Loading dock directly behind the suite, with access via a common hallway, plus shared restrooms for all retail tenants.

All Furniture, Fixtures & Equipment included in real estate sale. Kitchen equipment, cooler, freezer, prep tables, customer tables, and chairs. The owner moved their business to focus efforts on 3 other restaurant locations they own in the Twin Cities. Ample foot, customer traffic & strong visibility for a new owner.

* Sale does NOT include any branding or naming rights to Black Sheep Pizza *

OFFERING SUMMARY

Sale Price:	\$ 424,900
Property Taxes (2024):	\$2,391 (126 E 10th Street) \$4,530 (512 N Robert Street)
Total Square Feet:	~ 3,000 SF
Association Dues:	\$ 706.65 / month
Number of Units:	2

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	9,992	66,874	148,657
Total Population	19,391	175,765	378,527
Average HH Income	\$78,270	\$87,063	\$97,197



Property Details

Sale Price **\$ 424,900**

LOCATION INFORMATION

Building Name 2 Retail Condos for sale (Former Black Sheep Pizza) | Includes all FF&E
 Street Addresses 512 North Robert Street & 126 East 10th Street
 City, State, Zip Saint Paul, MN 55101
 County Ramsey

BUILDING INFORMATION

Building Size ~ 3,000 SF
 Year Built 1916
 Year Last Renovated 2020

PROPERTY INFORMATION

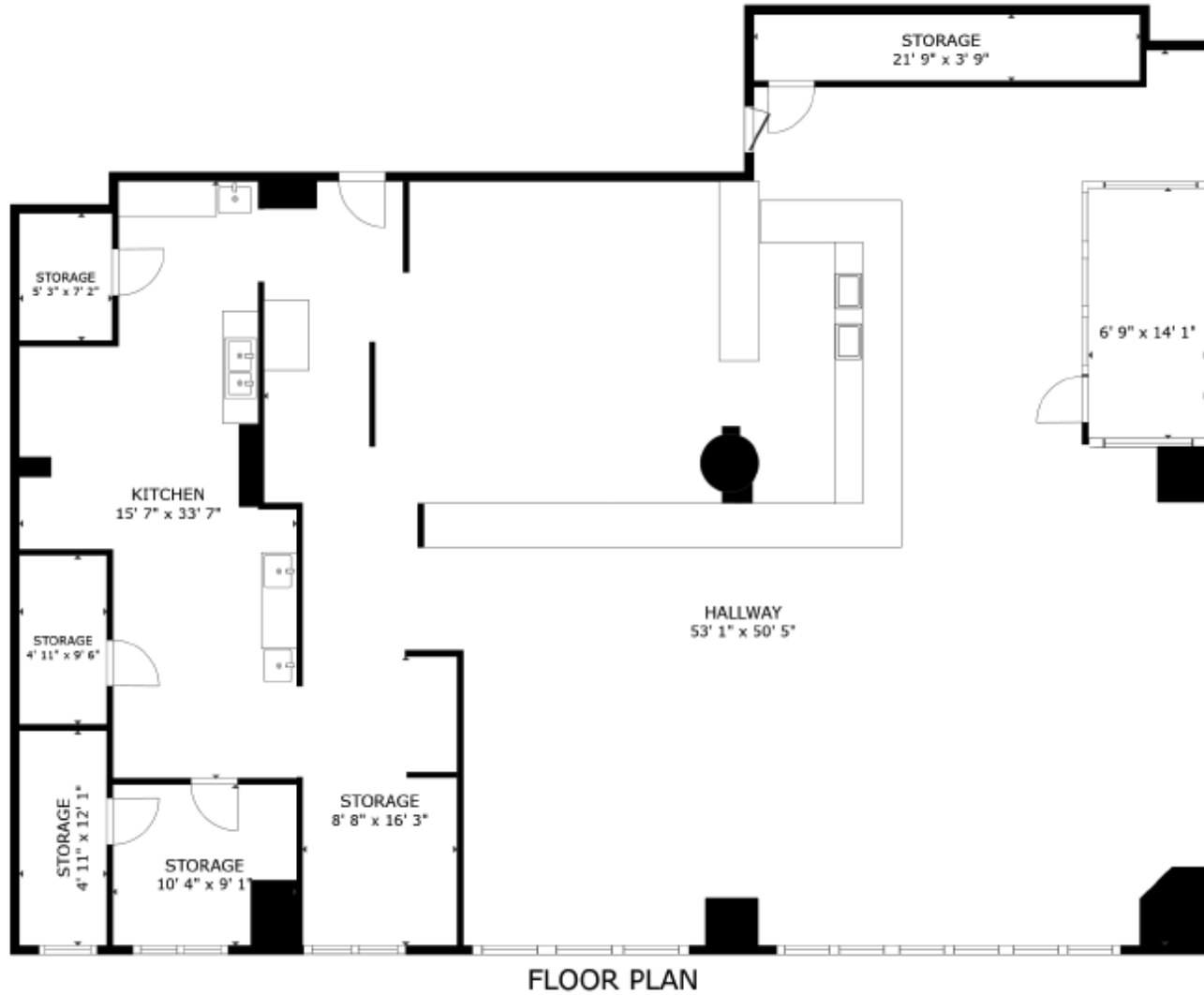
Property Type Retail Condo Units (2)
 Property Subtype Mixed Use Building
 Property IDs: 312922431512 (126 E 10th St)
 312922431526 (512 N Robert St)
 Legal / Tax Descriptions: CIC NO 735 ROSSMOR II UNIT NO. 126 (126 E 10th St)
 CIC NO 735 ROSSMOR II UNIT NO. 512 (512 N Robert St)
 Typical Monthly Expenses: District Energy ~ \$142 / month
 Association Dues \$706.65 / month
 Special Assessment \$41 / month
 Phone/Data/Internet



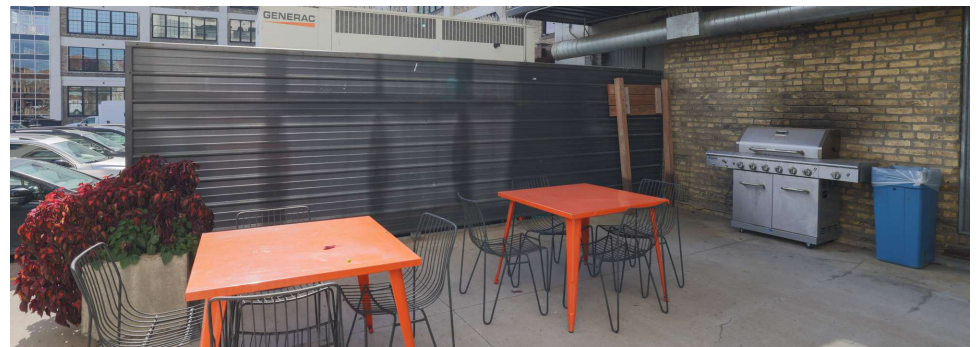
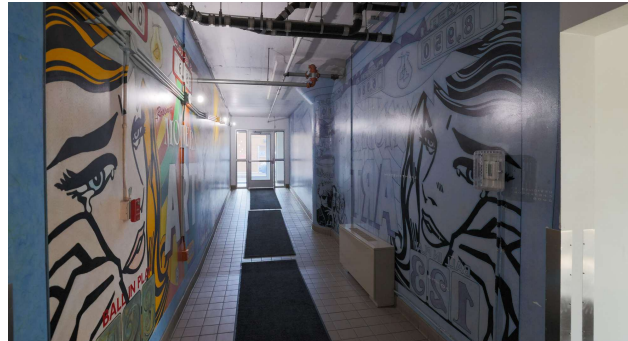
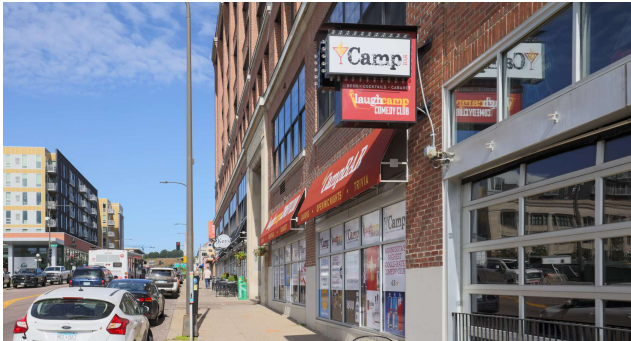
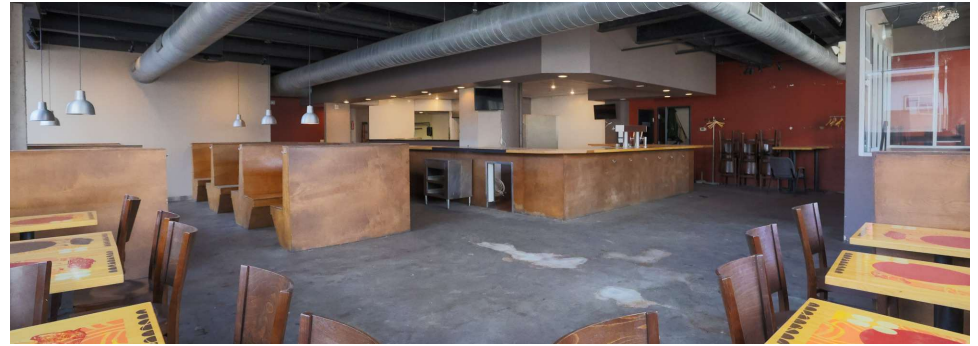
CAD Floor Plan



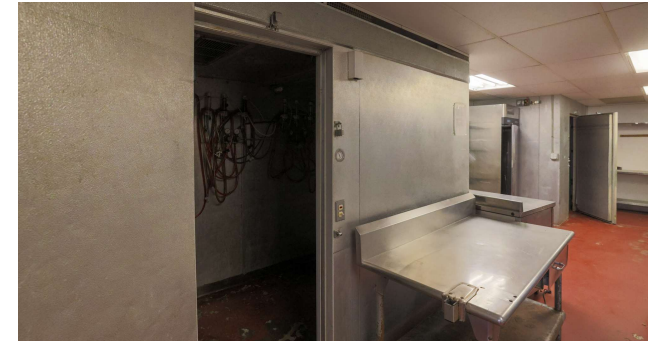
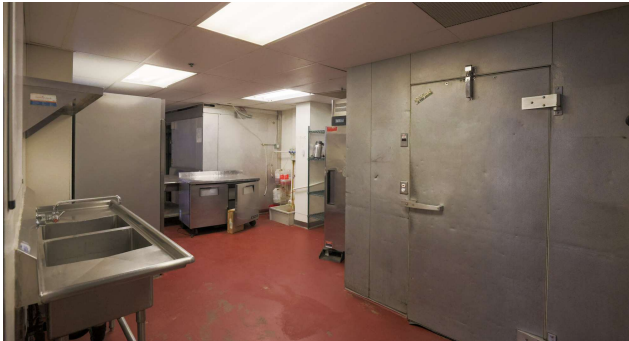
Matterport Floor Plan



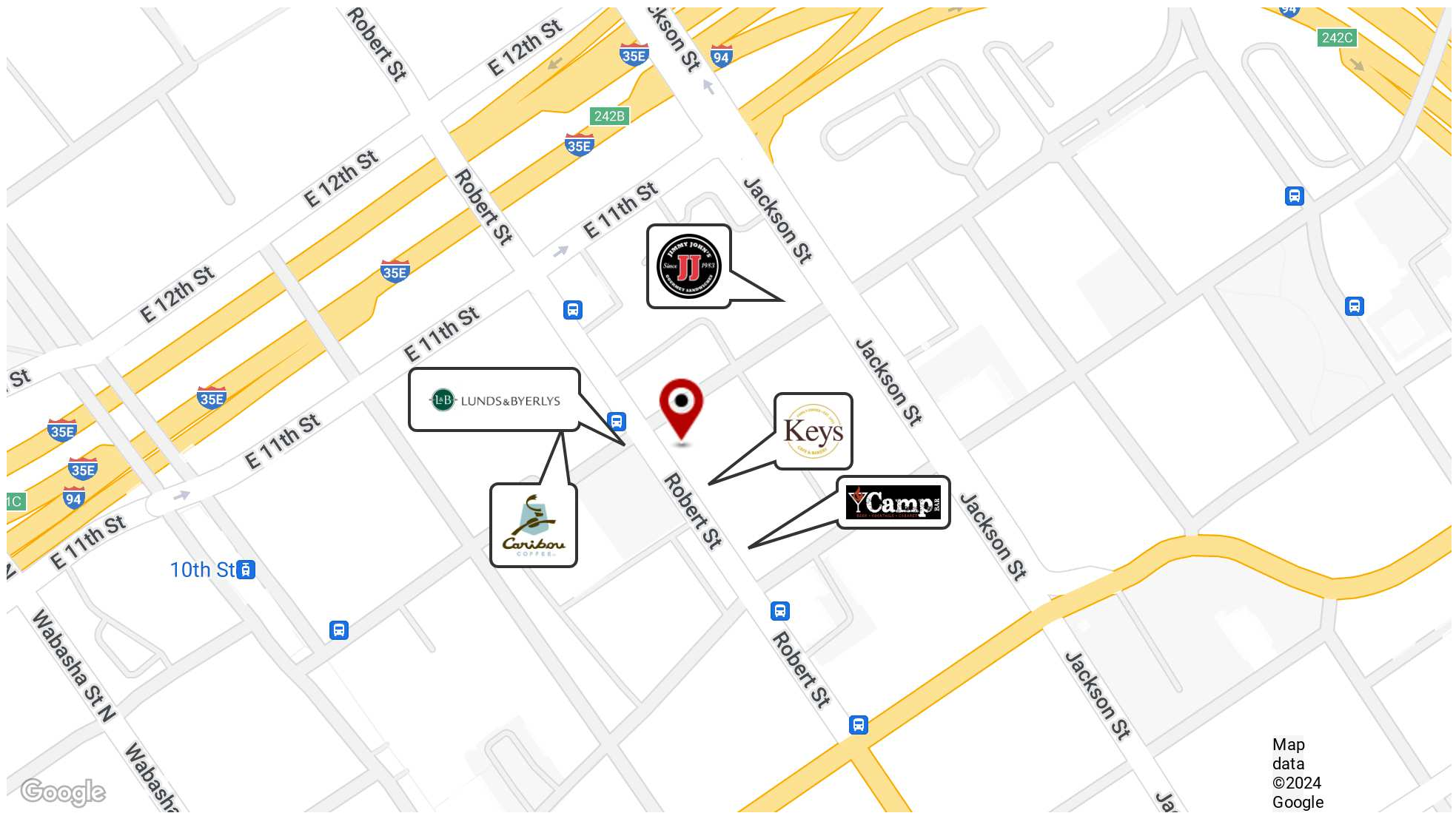
Photos



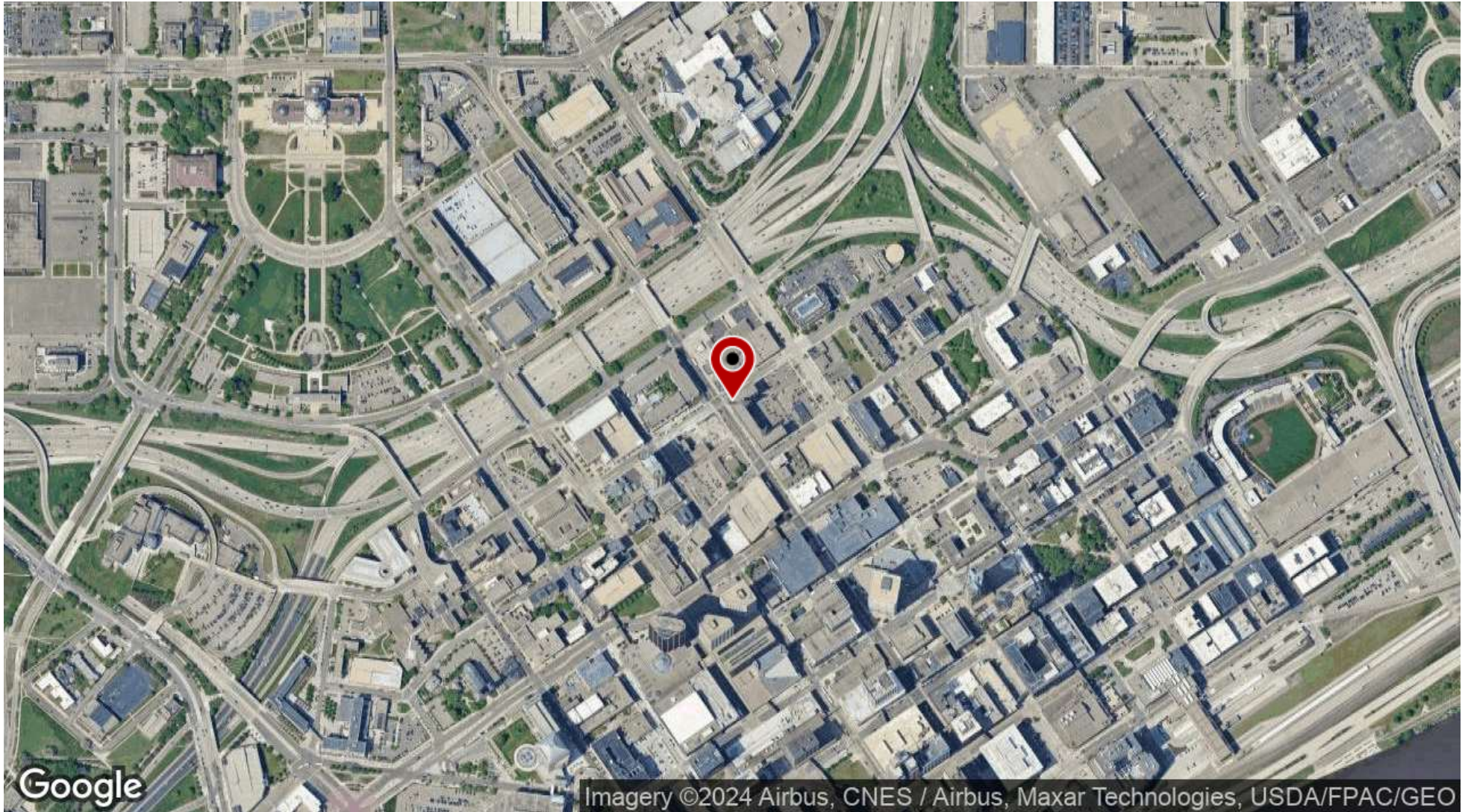
Additional Photos



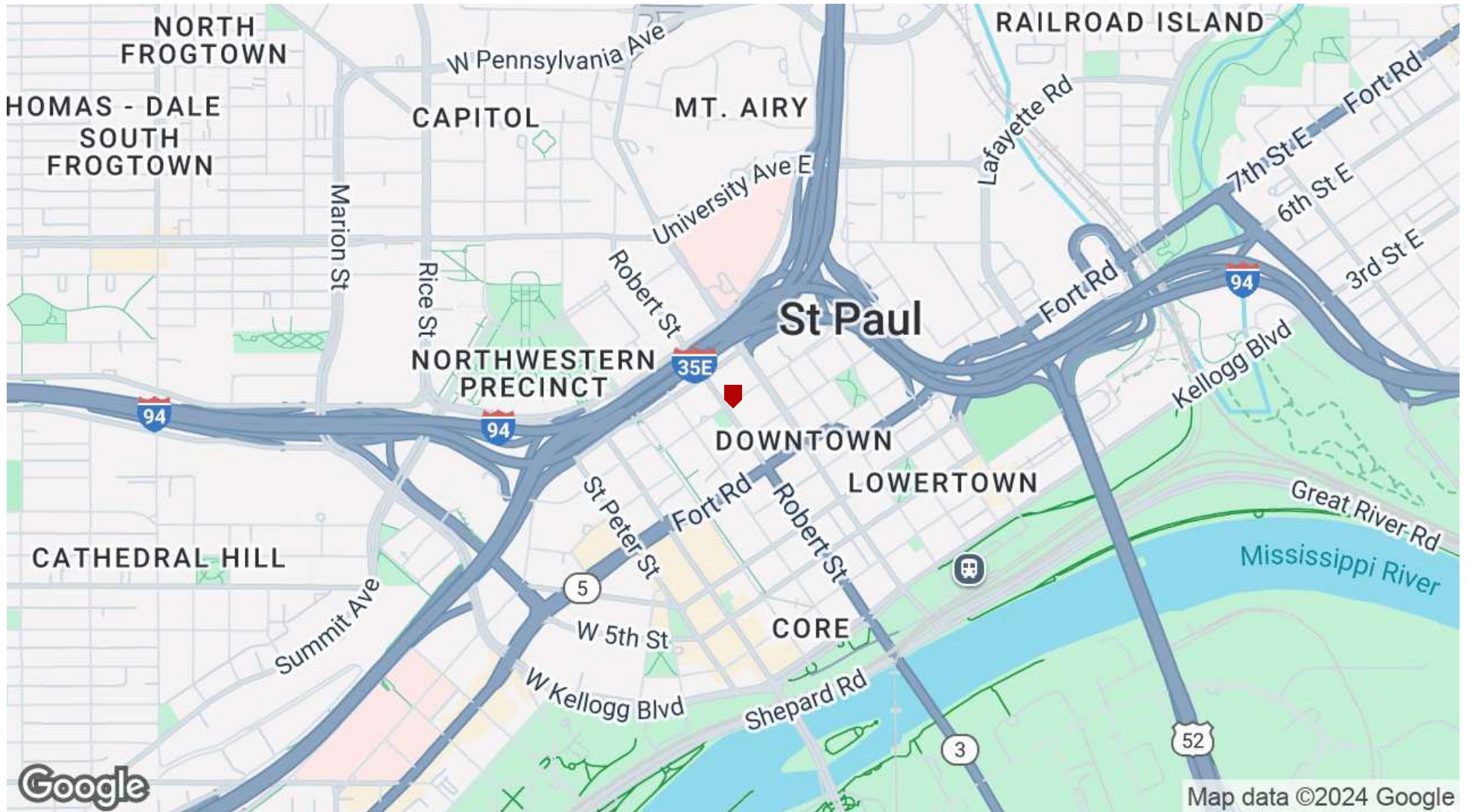
Retailer Map



Aerial Map



Regional Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,391	175,765	378,527
Average Age	40	36	38
Average Age (Male)	40	35	37
Average Age (Female)	40	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,992	66,874	148,657
# of Persons per HH	1.9	2.6	2.5
Average HH Income	\$78,270	\$87,063	\$97,197
Average House Value	\$322,228	\$311,633	\$343,990

Demographics data derived from AlphaMap

