

1246 University Avenue W

St. Paul, MN 55104

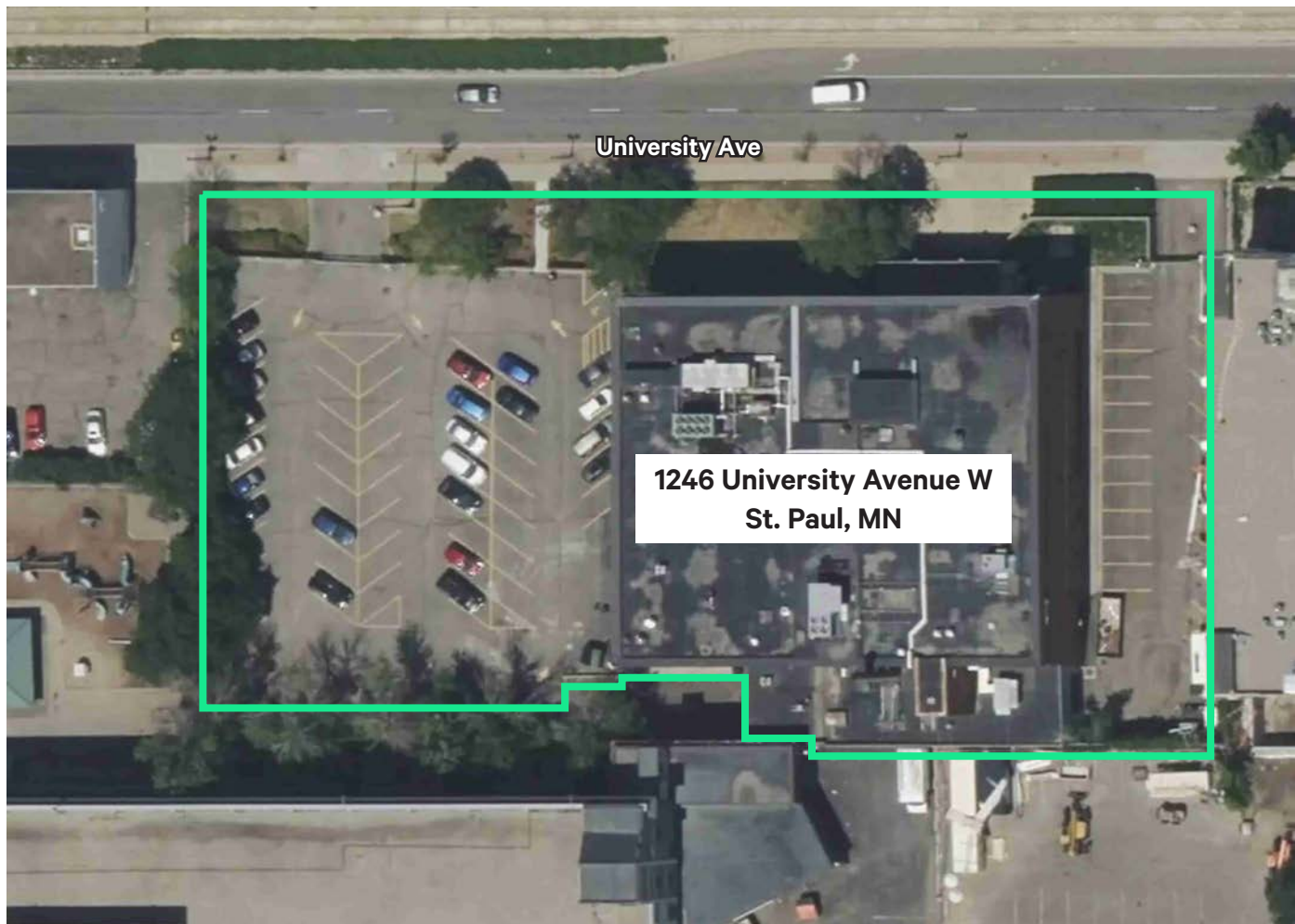
77,517 SF Available



1246 University Avenue W

St. Paul, MN 55104

For Sale



Property Overview

- + Former Nuway site. Prior to that: BCA/State of MN
- + \$4,995,000 offering price (\$65.44/sf)
- + 77,517sf gross per Ramsey County
- + 1929 Built then renovated multiple times
- + Surface parking lot on either side of the property with 78 stalls
- + Four floors. No lower level. Two elevators. Three stairwells
- + Two drive in garage total stalls estimated 3. Used more for equipment storage.
- + Diesel back-up generator. Fiber at building
- + Partially sprinklered. Boiler replaced 2019
- + In patient rehabilitation center. Studs are up, bathrooms are roughed in"
- + Ceiling heights: 10.5-12 feet
- + 355 feet along University Ave. 191 feet deep. 1.561 acres
- + Zoning is T-4 Traditional Neighborhood. Construction type IIA; Occupancy Classification: Institutional I-1 Condition 2
- + In Opportunity Zone
- + Near Lexington Station and Hamline Station (light rail), Super Target, Allianz Stadium. Good visibility on University Avenue
- + New residential housing projects next door and in the neighborhood (Twelve 22 Apartments; The Nine at Lexington Station; Hamline Station; Etc)
- + PID: 34-29-23-42-0002.
- + Seller: Nuway 1246 LLC. Non-profit owned
- + Large training rooms. Numerous conference rooms. Breakrooms
- + Was previously multi-tenant
- + Floors 1-3 move in condition office space
- + Near parks, schools, retail, restaurants, bus stops, other nonprofit headquarters, etc.
- + Signage opportunities
- + Buyer agents welcome
- + 14 existing restrooms on floors 1-3 plus additional planned on 4th floor
- + Capital spend on building: \$2M
- + Designed for 42 beds on 4th floor plus expansion space

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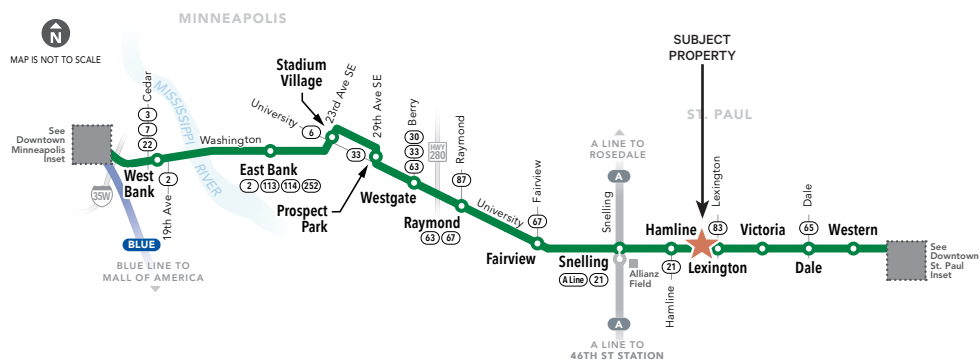
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Area Map

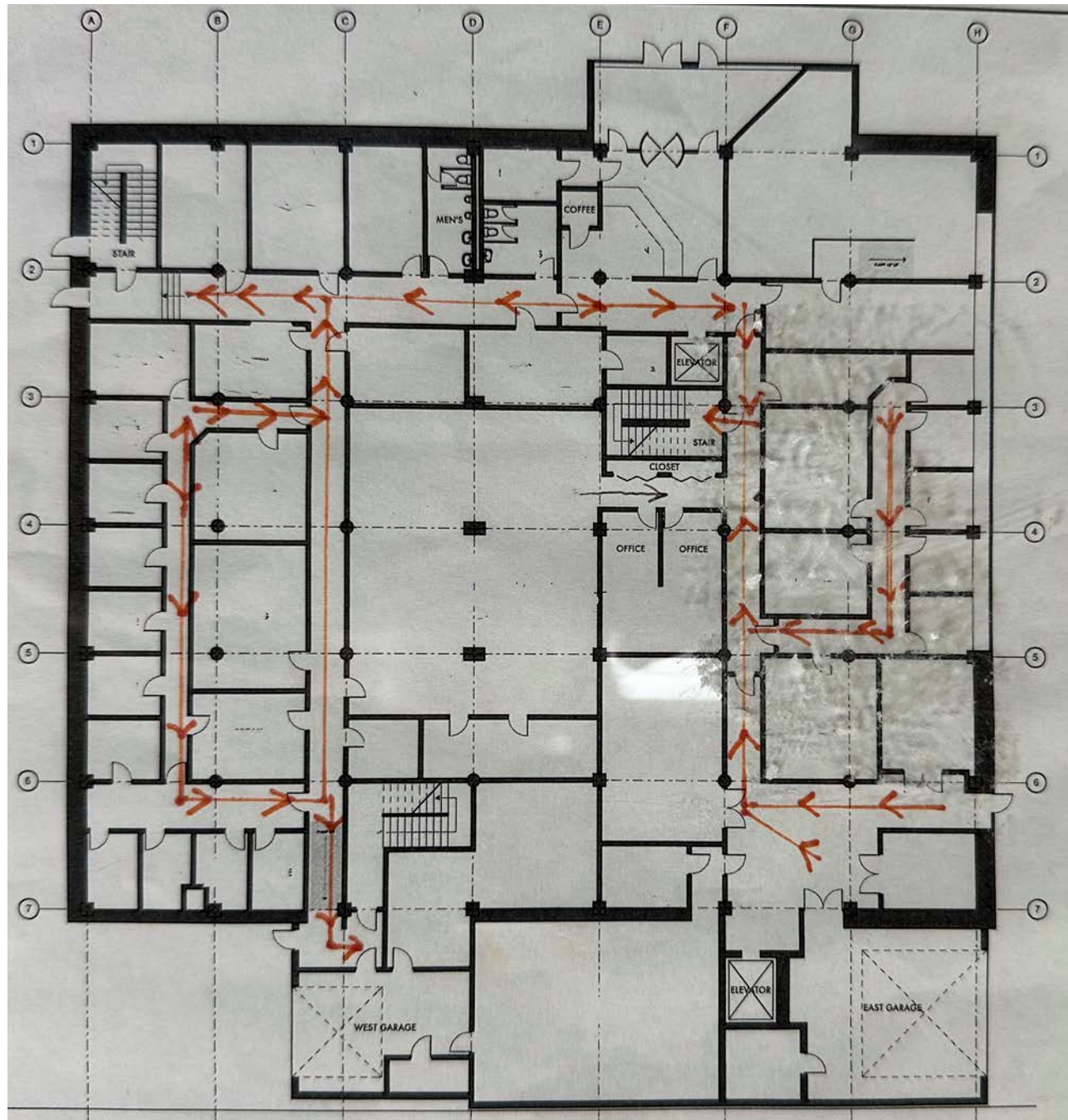


metrotransit.org
612-373-3333

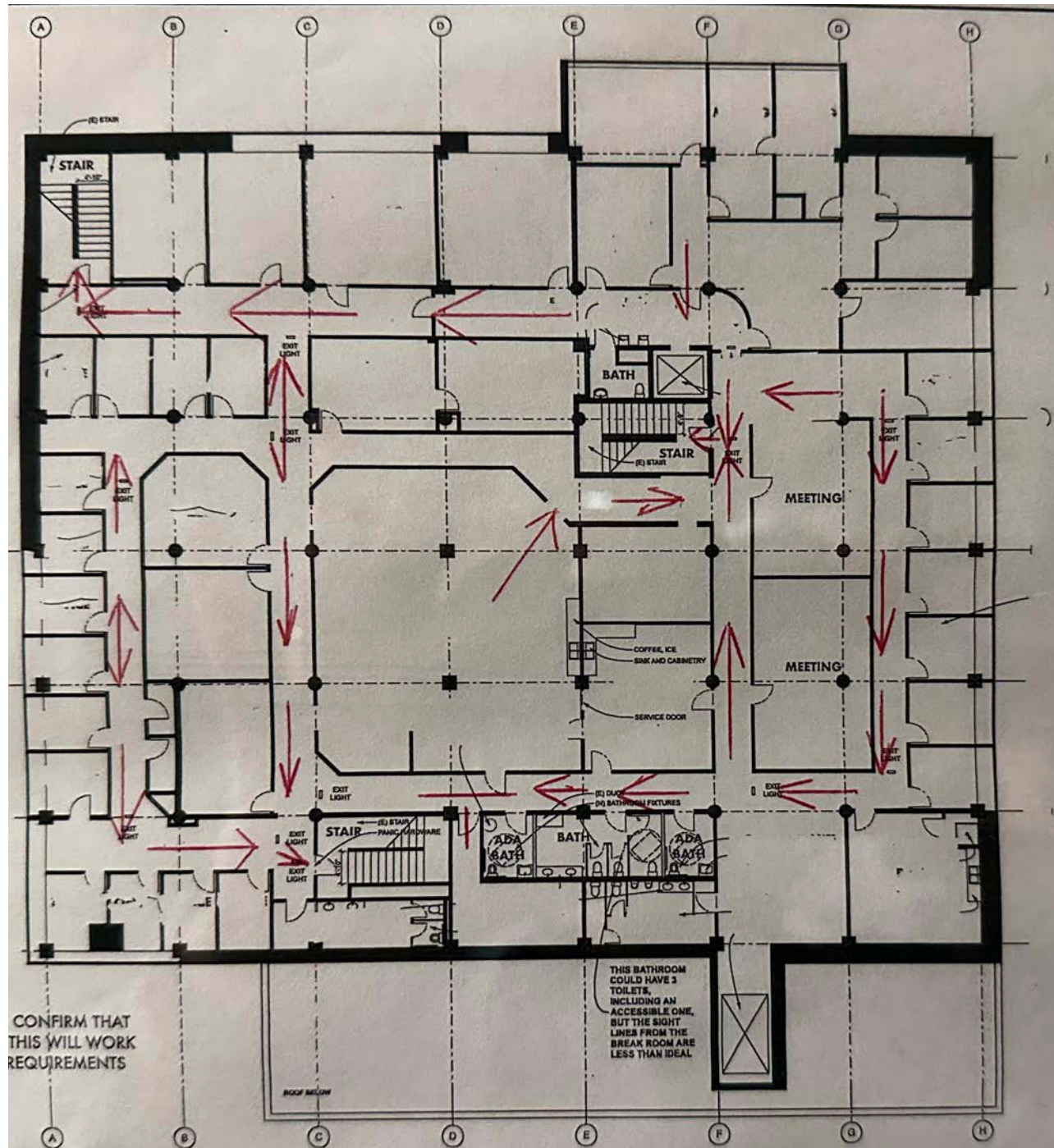
Effective 3/18/23



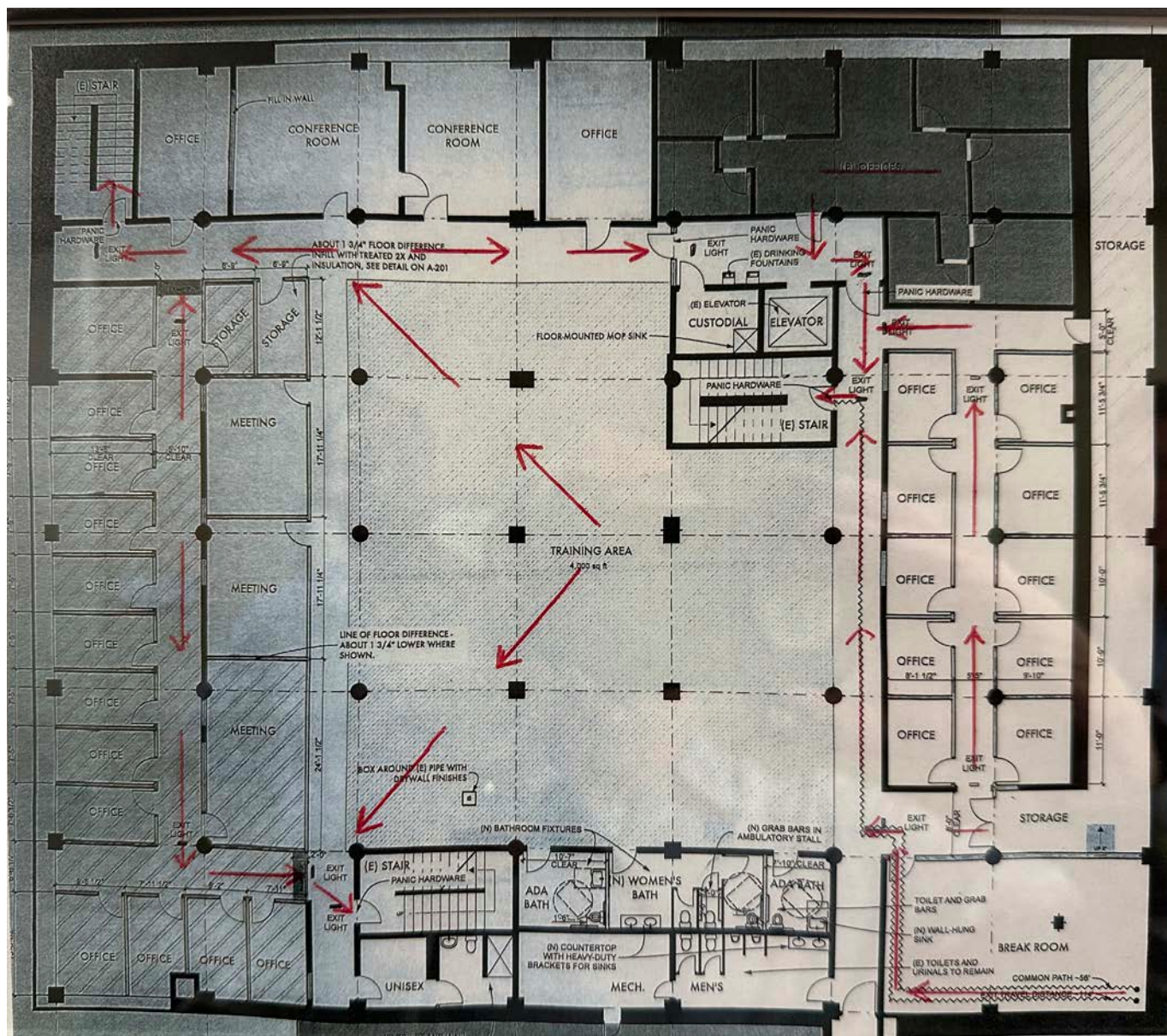
Floor Plans - 1st Floor



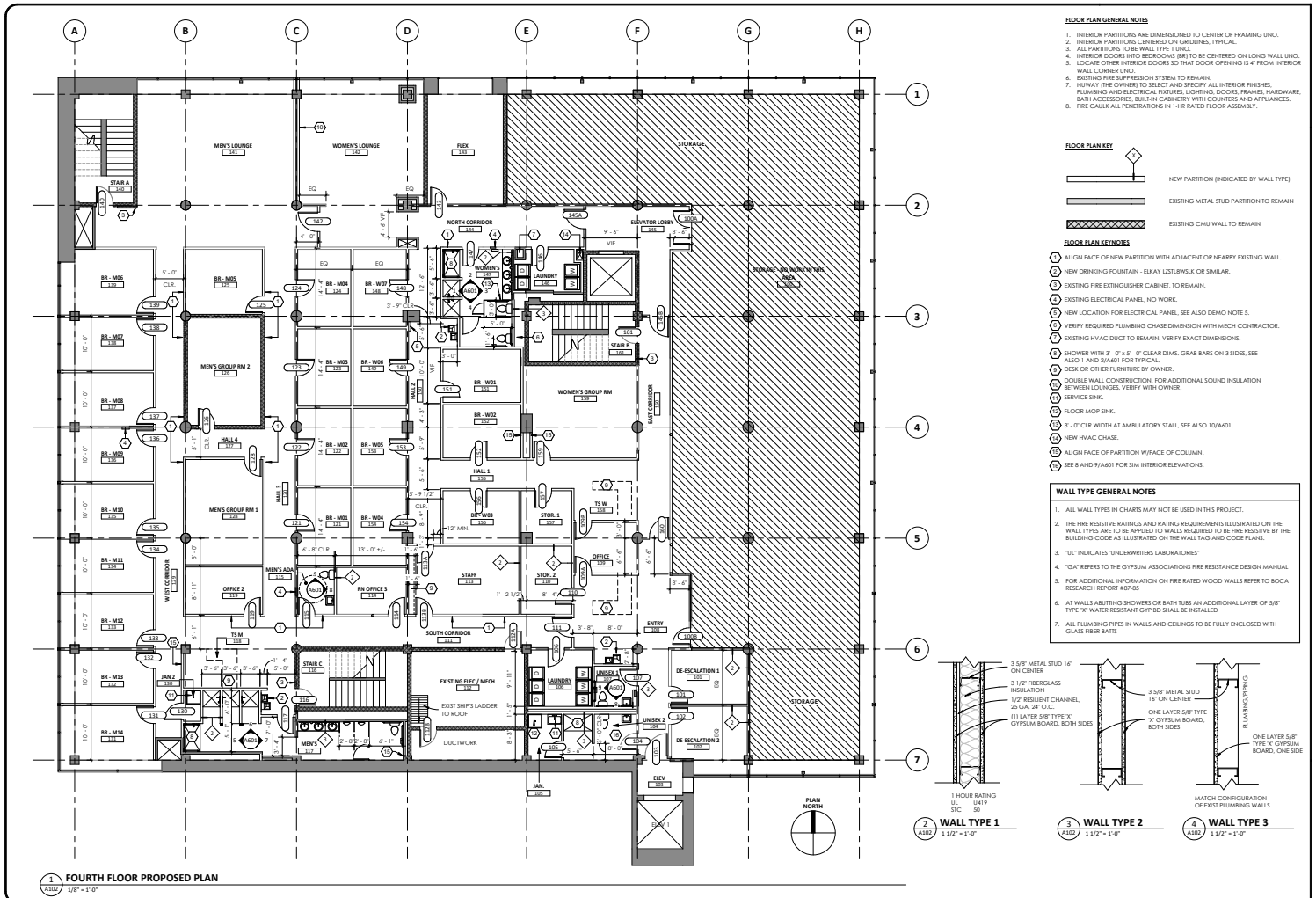
Floor Plans - 2nd Floor



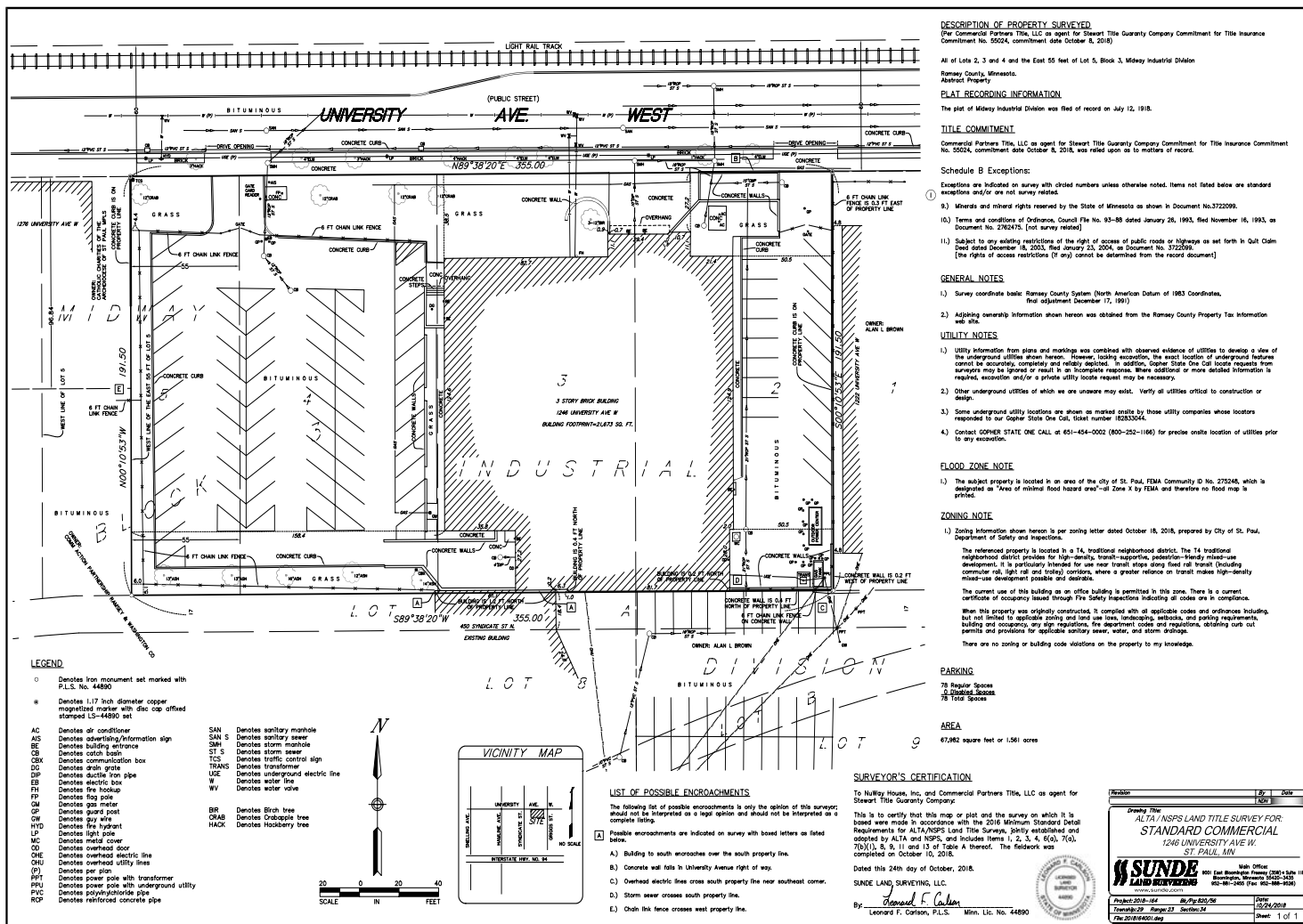
Floor Plans - 3rd Floor



Floor Plans - 4th Floor



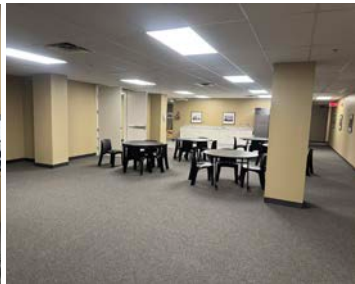
Site Plan



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Additional Photos



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Neighboring Buildings



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Neighboring Buildings



Area Demographics



POPULATION

2024 Population - Current Year Estimate

2029 Population - Five Year Projection

2020 Population - Census

2010 Population - Census

2020-2024 Annual Population Growth Rate

2024-2029 Annual Population Growth Rate

1 MILE

3 MILES

5 MILES

25,439

176,362

426,972

25,957

179,112

433,058

24,300

171,665

420,392

22,730

160,466

382,875

0.88%

0.52%

0.30%

0.40%

0.31%

0.28%



HOUSEHOLDS

2024 Households - Current Year Estimate

2029 Households - Five Year Projection

2020 Households - Census

2010 Households - Census

2020-2024 Compound Annual Household Growth Rate

2024-2029 Annual Household Growth Rate

2024 Average Household Size

10,147

72,837

173,254

10,326

73,708

175,704

9,714

71,261

170,563

8,931

66,048

153,413

0.83%

0.42%

0.30%

0.35%

0.24%

0.28%

2.38

2.29

2.34



HOUSEHOLD INCOME

2024 Average Household Income

2029 Average Household Income

2024 Median Household Income

2029 Median Household Income

2024 Per Capita Income

2029 Per Capita Income

\$99,216

\$115,173

\$105,271

\$108,770

\$125,409

\$114,712

\$71,046

\$79,431

\$76,134

\$77,326

\$86,396

\$82,337

\$39,598

\$47,751

\$42,799

\$43,283

\$51,798

\$46,617



HOUSING UNITS

2024 Housing Units

2024 Vacant Housing Units

2024 Occupied Housing Units

2024 Owner Occupied Housing Units

2024 Renter Occupied Housing Units

10,870

77,777

184,083

723 6.7%

4,940 6.4%

10,829 5.9%

10,147 93.3%

72,837 93.6%

173,254 94.1%

4,510 41.5%

34,861 44.8%

81,054 44.0%

5,637 51.9%

37,976 48.8%

92,200 50.1%



EDUCATION

2024 Population 25 and Over

HS and Associates Degrees

Bachelor's Degree or Higher

16,636

119,417

276,256

7,167 43.1%

43,277 36.2%

110,071 39.8%

8,232 49.5%

68,990 57.8%

144,165 52.2%



PLACE OF WORK

2024 Businesses

2024 Employees

1,023

7,049

15,875

12,048

126,844

283,651

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Contact Us

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