Land For Sale 505 & 555 Bush Avenue St. Paul, MN 55130

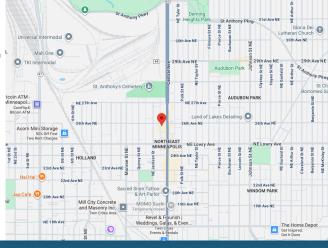




Facts

Opportunity Zone land parcel. LI-light industrial zoning allows for cannabis retail, service business, veterinary, animal daycare, craft brewery/distillery, warehouse & storage, auto repair, limited production + more.

The accessibility of this area offers immediate access the Twin Cities metro area making this a prime area for commercial reinvestment. This is an area of rich history, unique destination businesses, and a diverse community.



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Property Details

505 Bush Ave - For Sale

Location: 505 Bush Ave, St. Paul

Land Size: 0.51 acres PID: 292922340158

Asking Price: \$156,994 (\$7.06 psf)

Taxes: TBD

555 Bush Ave - For Sale

Location: 555 Bush Ave, St. Paul

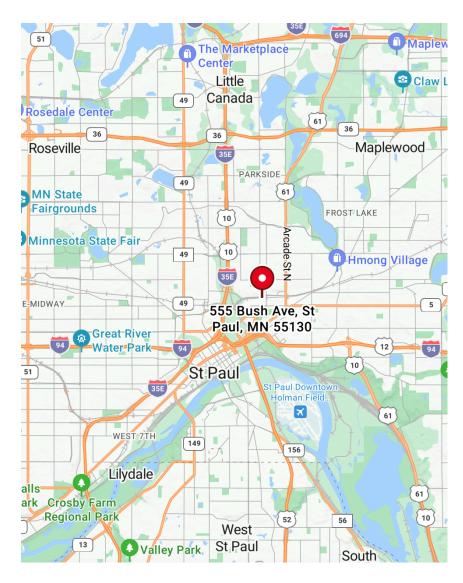
Land Size: 0.40 acres PID: 292922340160

Asking Price: \$199,944 (\$11.47 psf)

Taxes: TBD

Highlights

- Both parcels are zoned LI-light industrial, which permits many various uses.
- All utilities are available at the adjoining street.
- Environmental reports are completed and available for review.
- Both lots are Brownfield sites, remediation and grant money information is available from Seller.



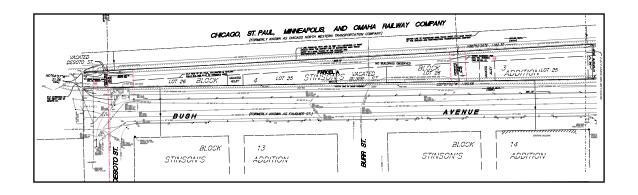
Information is from sources deemed reliable. However, no warranty or representation is made as to its accuracy or completeness.

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Property Survey

Parcel A - 505 Bush Ave - .51 acre



Parcel C - 555 Bush Ave - .40 acre

