



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

536 Snelling Avenue N

St. Paul, MN 55104

Sale Price - \$1,200,000
Approx. 13,000 SF
0.4 acre Lot



CONTACT

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Specifications & Highlights

This 13,000 SF building situated on a 0.4-acre lot is located within blocks of the lightrail access and nearby an opportunity zone set for the Allianz Field redevelopment. This property features three apartments, with two already leased, plus a surface lot parking lot. 536 Snelling Avenue North offers an opportunity for redevelopment or investment in St. Paul. Benefit from easy access to I-94 and capitalize on the area's burgeoning growth, making it an ideal prospect for investors seeking substantial returns and strategic expansion in a dynamic urban setting.

PROPERTY HIGHLIGHTS

- Investment/Redevelopment opportunity
- Garage Access
- Approximately 13,000 SF Building
- 0.4 Acre lot

LOCATION DESCRIPTION

- Convenient access to major freeways: I-94, University Avenue and public transit
- Located in Opportunity Zone
- 7 miles from MSP airport

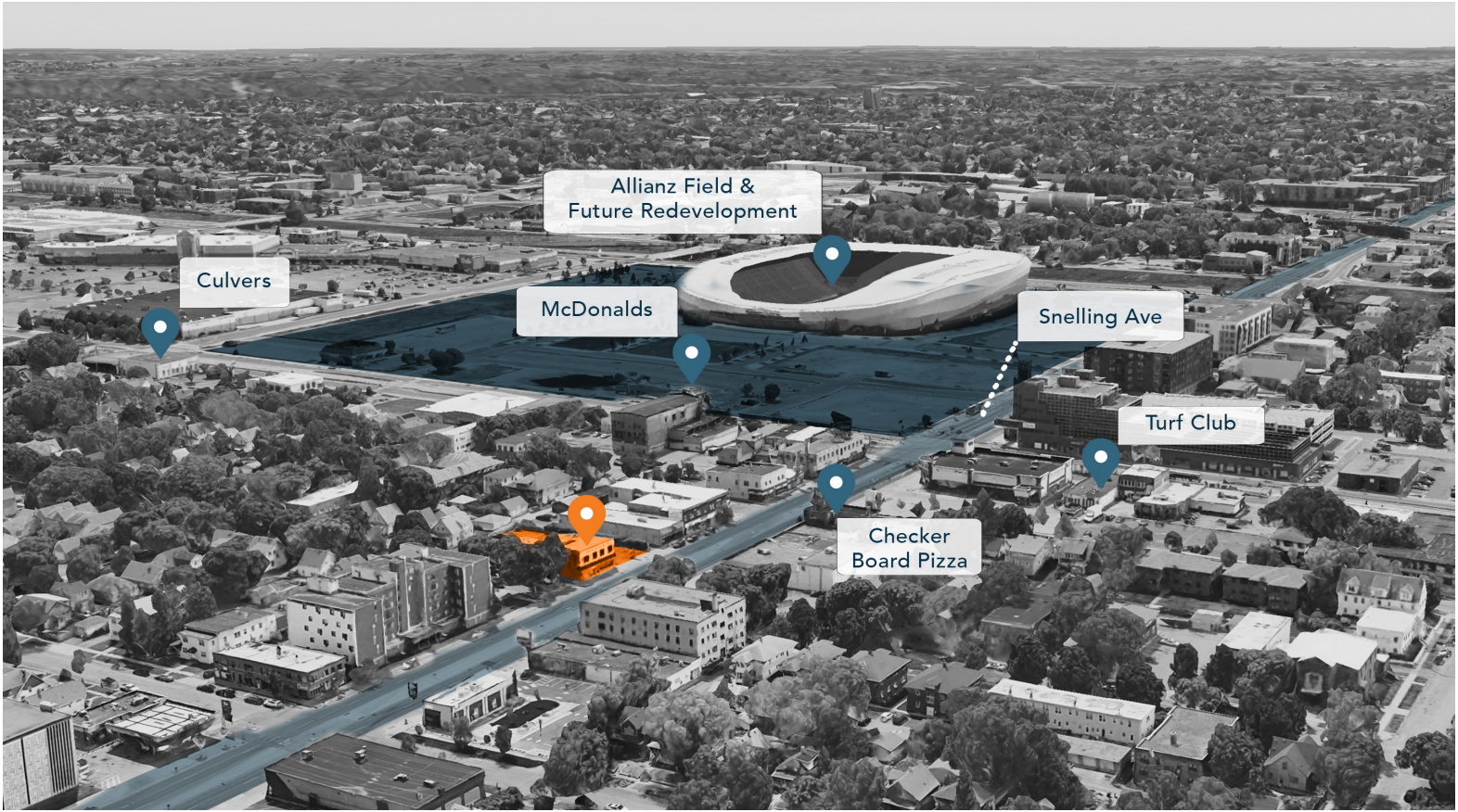
PRICING SUMMARY

SALE PRICE
\$1,200,000

ZONING	T2; Traditional Neighborhood
PROPERTY USE	Funeral Home
YEAR BUILT	1908
FLOORS	2-Story
Lower Level	5,000 SF (Primarily Storage)
1st Floor	5,000 SF
2nd Floor	3,000 SF (3 Apartment Units)
PROPERTY ACCESS	Excellent Access
Nearby HWY	I-94 (1 Mile)
Airport Access	Nearby MSP Airport (7 Miles)
Public Transit	1 block from lightrail access

AIR CONDITIONING	yes
DRIVE-IN'S / DOCKS	one garage
FLOOR DRAINS	1
TOTAL PARKING	37 Stalls, paved lot
FIRE PROTECTION	Yes
AVAILABLE	Approximately 13,000 SF
BUILDING IMAGE	
Building Materials	Brick Siding
Signage	On building and Sign post
APARTMENTS	3 total suites (2 occupied)

Location & Zoning



ZONING | T2, Traditional Neighborhood

The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.

PERMITTED USES

Dwellings; Mixed Commercial- Residential Uses; Congregate Living*; Civic and Institutional Uses*; Public Services & Utilities*; Office, Retail, and Service Uses*; Food and Beverages*; Commercial Recreation, Entertainment and Lodging*; Automobile Services*; Parking Facilities*; Transportation*; Limited Production and Processing*; Accessory Uses

**See Zoning Code for conditional and restricted use*

BUILDING TYPE

Family Dwelling; Family/Townhouse; Multifamily; Nonresidential or Mixed Use

LOCATED NEAR “OPPORTUNITY ZONE”

M.A. Mortenson Company is developing this Snelling-Midway superblock with potential for residential, office, entertainment, commercial, and hotel uses. This block includes the new Allianz Soccer Stadium built by Minnesota United FC. See the city's proposed [Snelling Station Area Plan](#).

For more information, contact
The Brookshire Co.

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