



For Sale - Grand Avenue Mixed-Use Two-Building Portfolio

649 GRAND AVENUE, SAINT PAUL, MN 55105



OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

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Property Summary



PROPERTY DESCRIPTION

Welcome to 649 Grand Ave, a prime Investment (or Owner-User) opportunity in the heart of Saint Paul. This charming portfolio of two buildings, plus a one-stall garage, totals 8,347 SF. Comprised of approximately 12 units, this offering presents a historic allure with its establishment in 1908. With its classic architecture and versatile layout, this property offers endless potential for customization and future returns. Don't miss the chance to own a piece of Saint Paul's rich history while making a sound investment in the thriving commercial real estate market.

PROPERTY HIGHLIGHTS

- Two building portfolio located on a PRIME Grand Avenue lot
- Potential for an owner-user or investor
- Mixed-use currently: Property Management Services, Residential rentals, Massage & Office uses
- Current owner may lease back for a short time
- T-12 Rent Rolls available with signed Confidentiality Agreement
- Directly on bus line, tons of restaurants and shopping nearby!

OFFERING SUMMARY

Sale Price:	\$ 1,250,000
Property Taxes:	\$ 35,204
Lot Size:	0.15 Acres
Building Size:	8,347 SF
Zoning:	B3 General Business

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,899	67,701	143,653
Total Population	25,388	162,975	352,607
Average HH Income	\$113,332	\$104,243	\$100,719



Property Details

Sale Price

\$ 1,250,000

PROPERTY INFORMATION

Property Type Commercial - Mixed Use

Land Use Code 429 Mixed Residential/Commercial

Zoning B3 - General Business
* See Permitted & Conditional Uses listed on Property Site

Lot Size 0.15 Acres

APN # 022823410031

Legal Description SUMMIT PARK ADDITION TO,
ST. PA W 19 1/10 FT OF N 38
86/100 FT OF LOT 22 AND ALL
OF LOT 21 BLK 1HVAC BOILER HEAT (Located in
basement of 647 Grand Ave)
Services both buildings
+ Window A/C UnitsCentral Air Unit in 649
Servicing Main FloorGarage / Parking: Single Stall Garage, plus
parking behind garage & along
outbuilding in alley
On-Street parking located on
Grand Avenue

LOCATION INFORMATION

Building Name For Sale | 649 Grand Ave Mixed
Use, Two-Buildings
(647 Grand is outbuilding)

Street Address 649 Grand Avenue

City, State, Zip Saint Paul, MN 55105

County Ramsey

BUILDING INFORMATION

Building Size 8,347 SF

Building Class B

Tenancy Multiple

Year Built 1908

Number of Buildings 2 plus Garage



Additional Photos



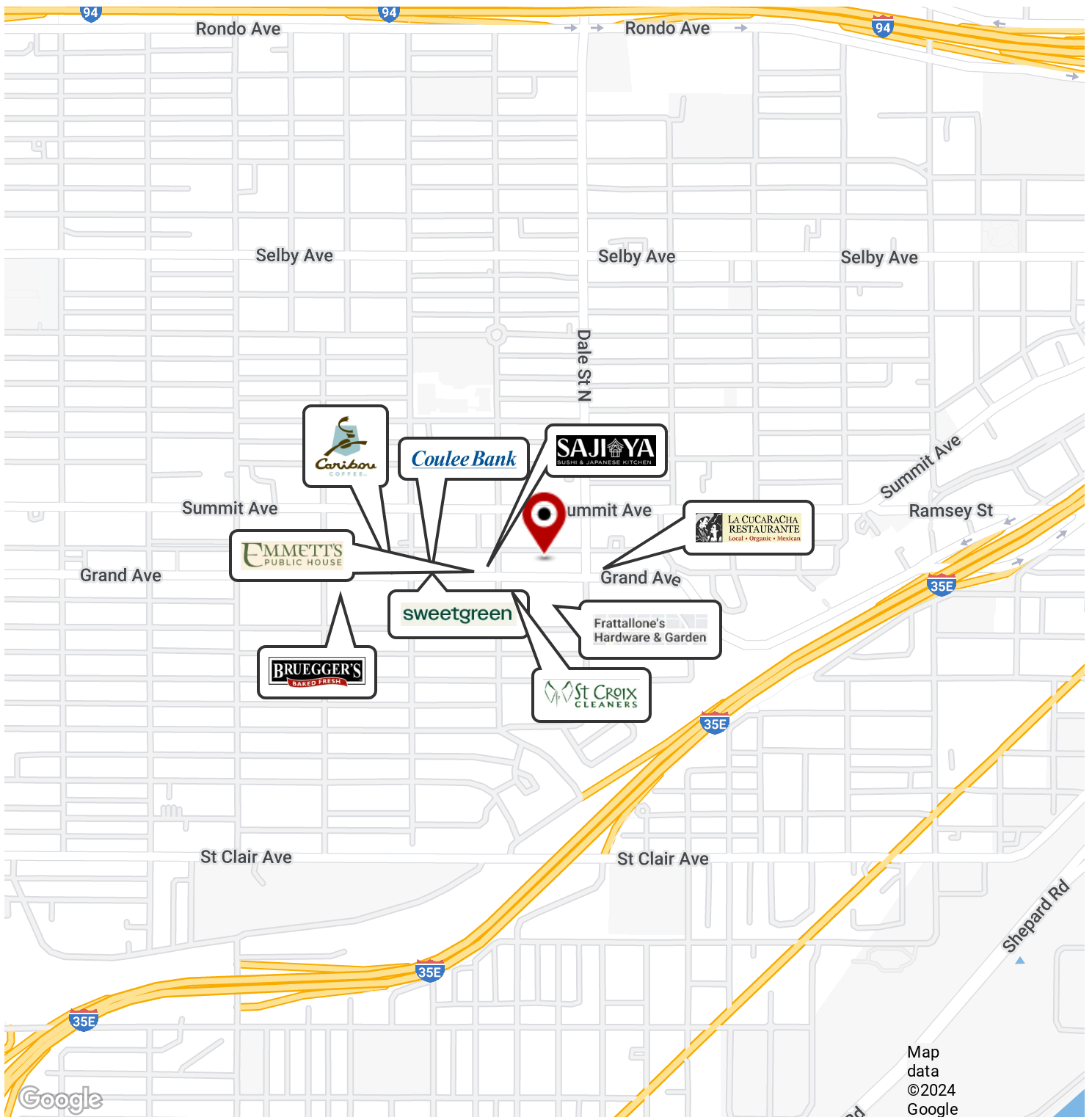
Additional Photos



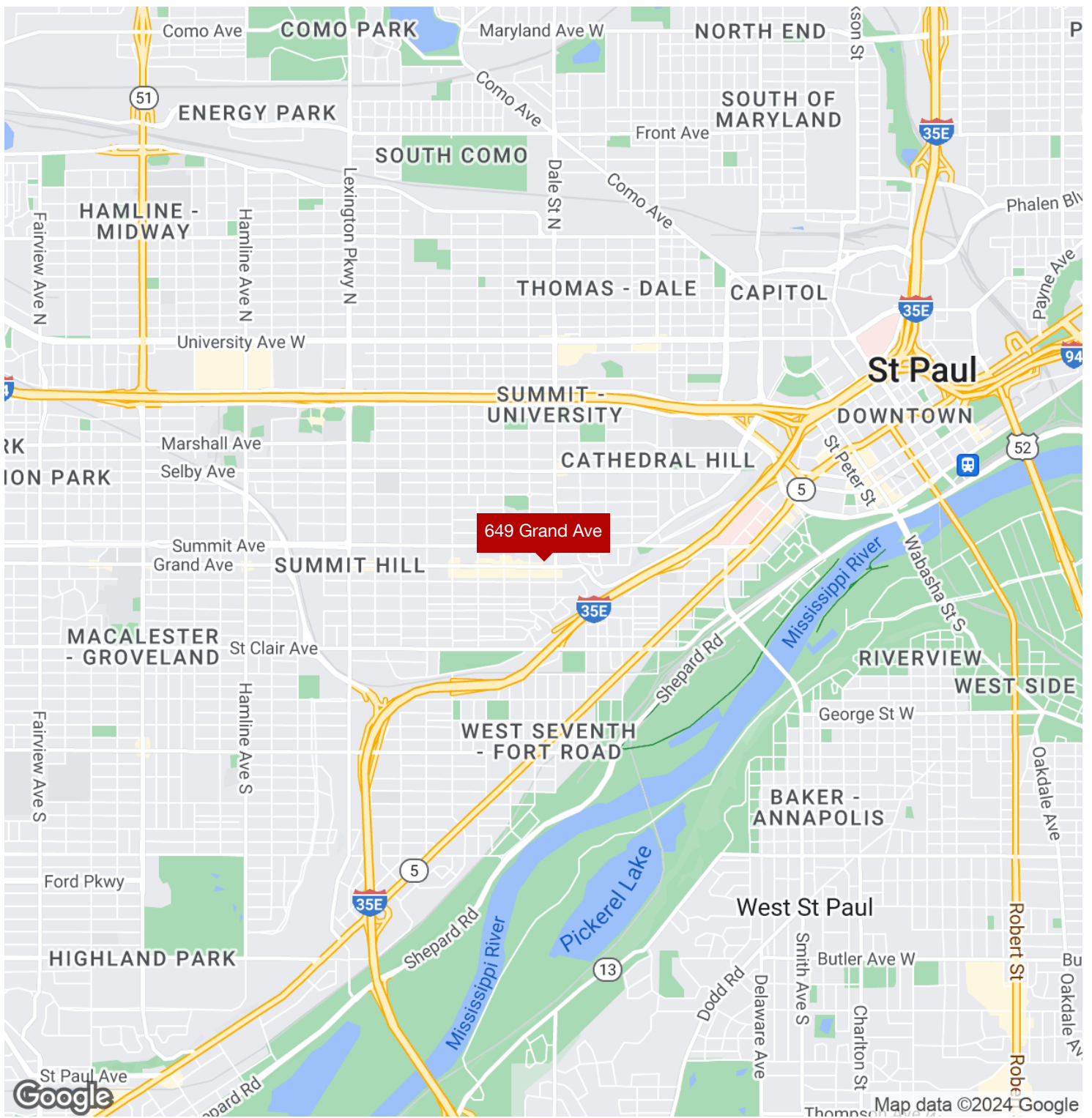
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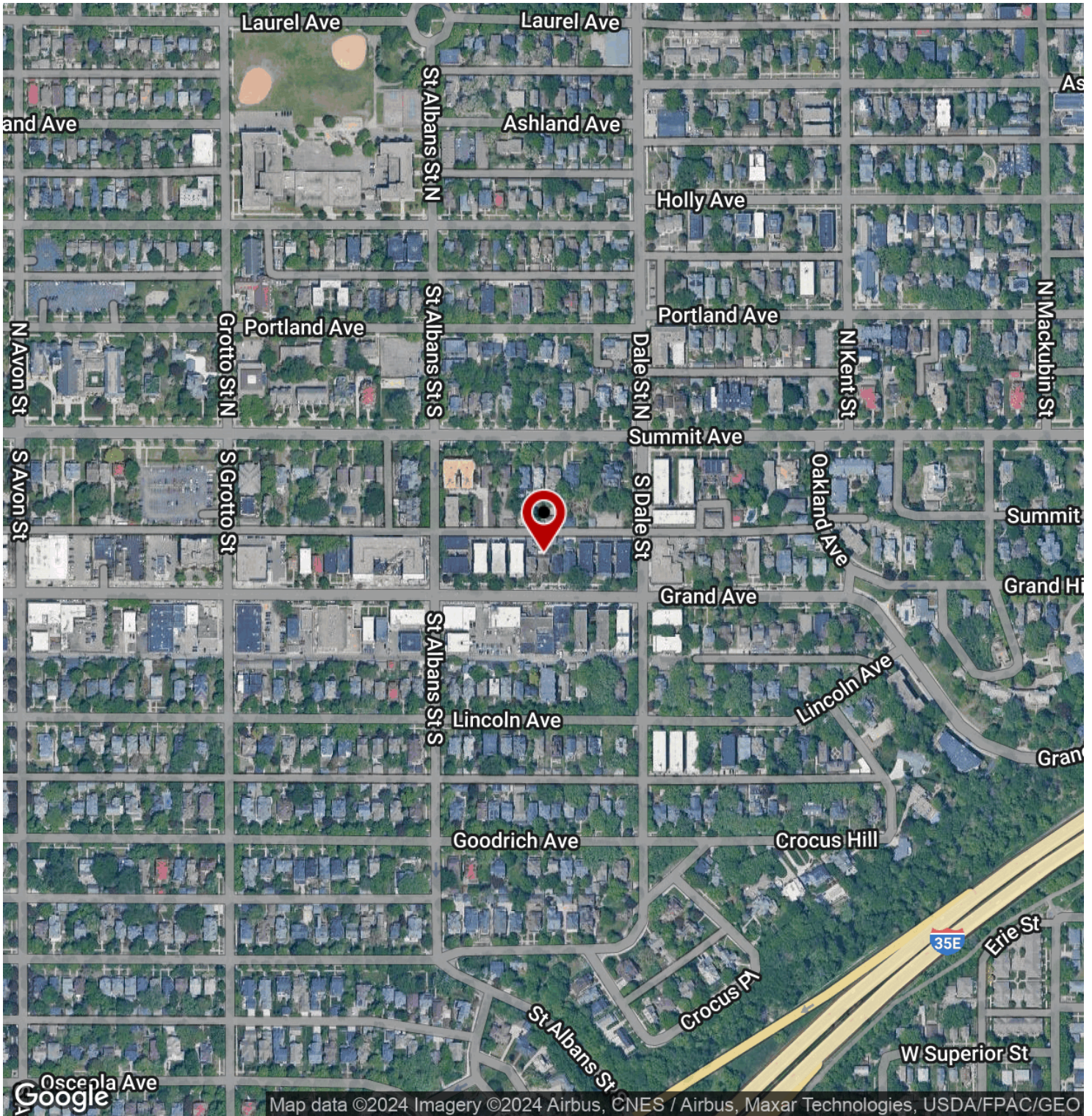
Retailer Map



Regional Map



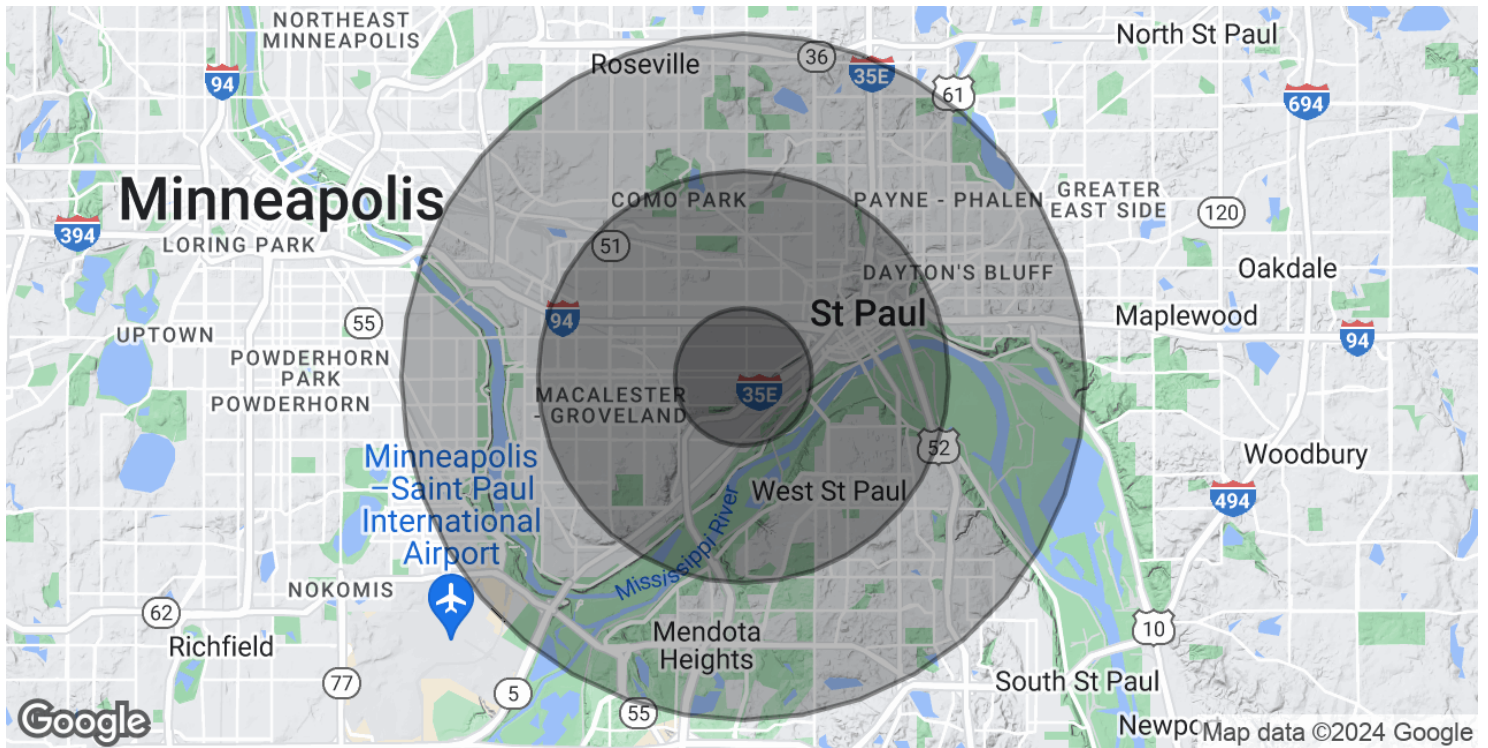
Location Map



Aerial View (647 & 649 Grand Avenue Buildings)



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,388	162,975	352,607
Average Age	39	38	38
Average Age (Male)	39	38	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,899	67,701	143,653
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$113,332	\$104,243	\$100,719
Average House Value	\$477,144	\$377,985	\$373,545

Demographics data derived from AlphaMap

