



Colliers

**For Sale**  
**\$200K PRICE REDUCTION**

**976 Minnehaha Ave W**  
**St. Paul, MN**

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**Downtown St. Paul**



**37,175 SF  
Industrial Building**



**Fenced and Gated  
Outdoor Storage**



**Excellent Access to  
Highways, Transit and  
International Airport**

976 Minnehaha Ave W | For Sale

# Property Profile

## Property Overview

Location 976 Minnehaha Ave W  
St. Paul, MN 55104

PID # 35.29.23.21.0016

Building Size 8,175 SF - Office  
29,000 SF - Warehouse  
37,175 SF - Total

Land Size 1.17 Acres (50,965 SF)

Year Built 1955

Clear Height 12' - 14'

Loading 1 Drive-In Door  
1 Drive-In Door/Dock Door

Zoning I1: Light Industrial

2026 Taxes \$77,934.00

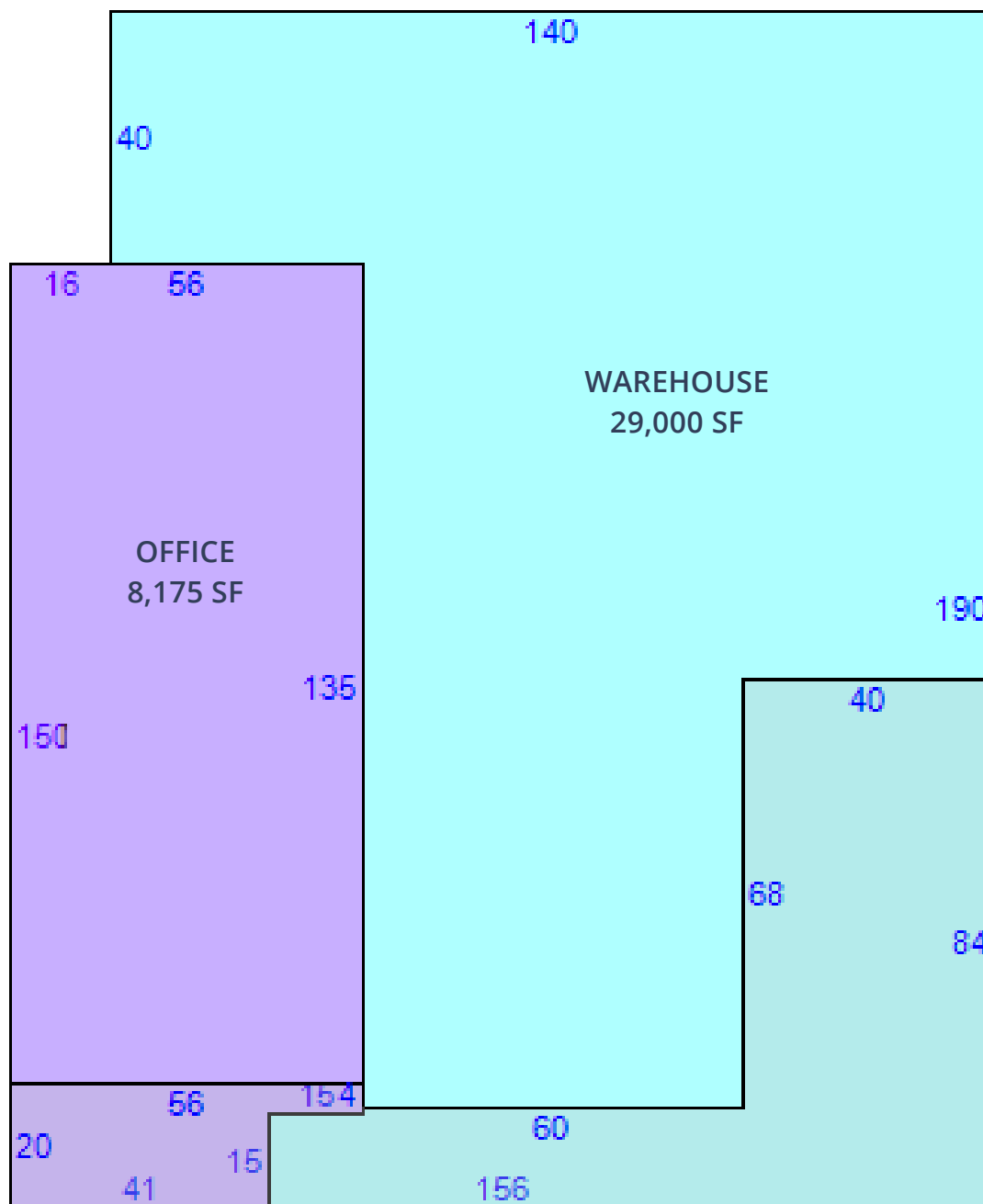
**Sale Price** ~~\$3,975,000~~ **\$3,775,000**



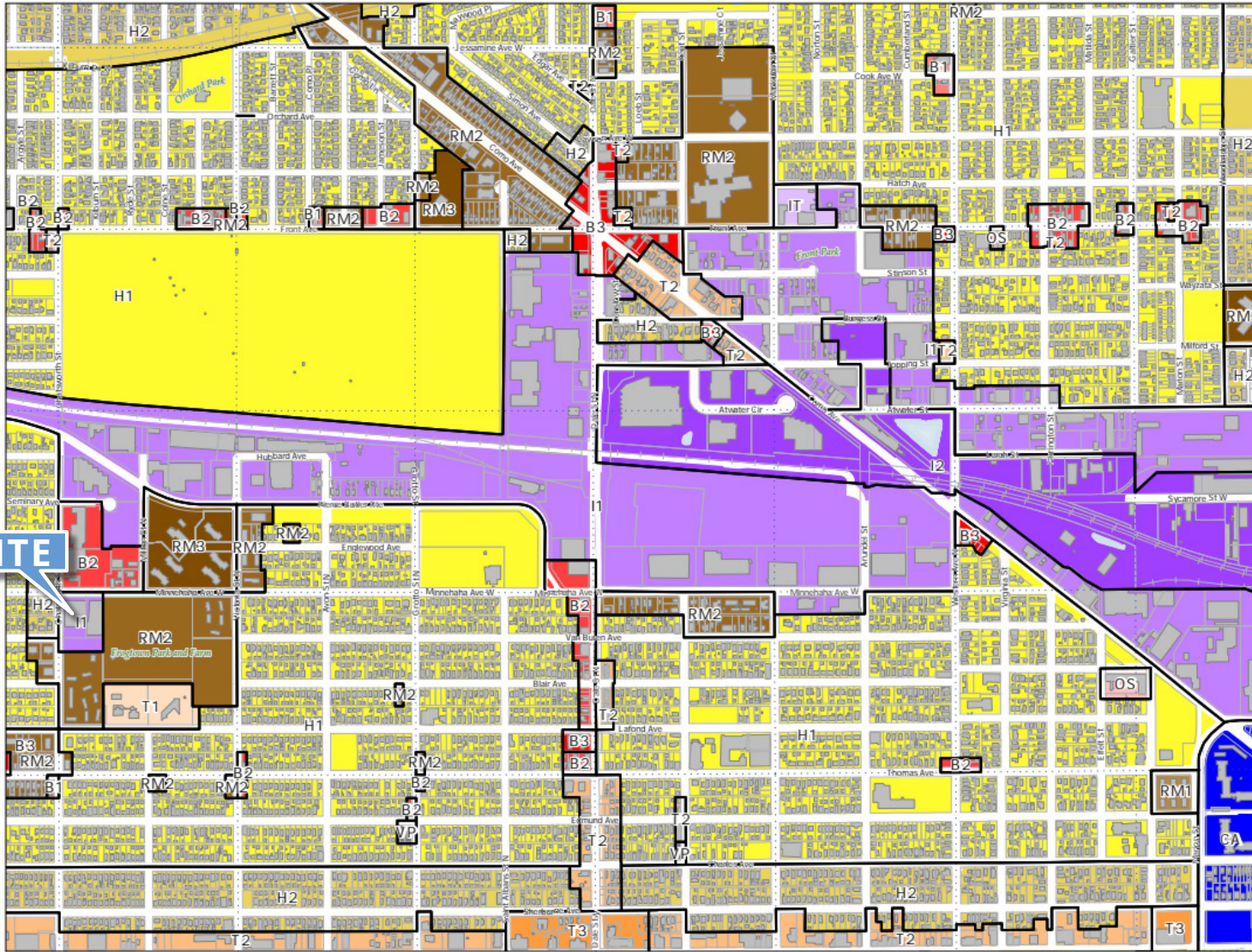
**Your Next  
Space**  
*is a click away*



# Floor Plan



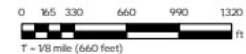
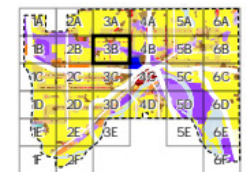
# Zoning



## Principal Zoning Panel 3B

Produced 6/26/24

- RL One-Family Large Lot
- H1 Residential
- H2 Residential
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- F1 River Residential
- F2 Residential Low
- F3 Residential Mid
- F4 Residential High
- F5 Business
- F6 Gateway
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction

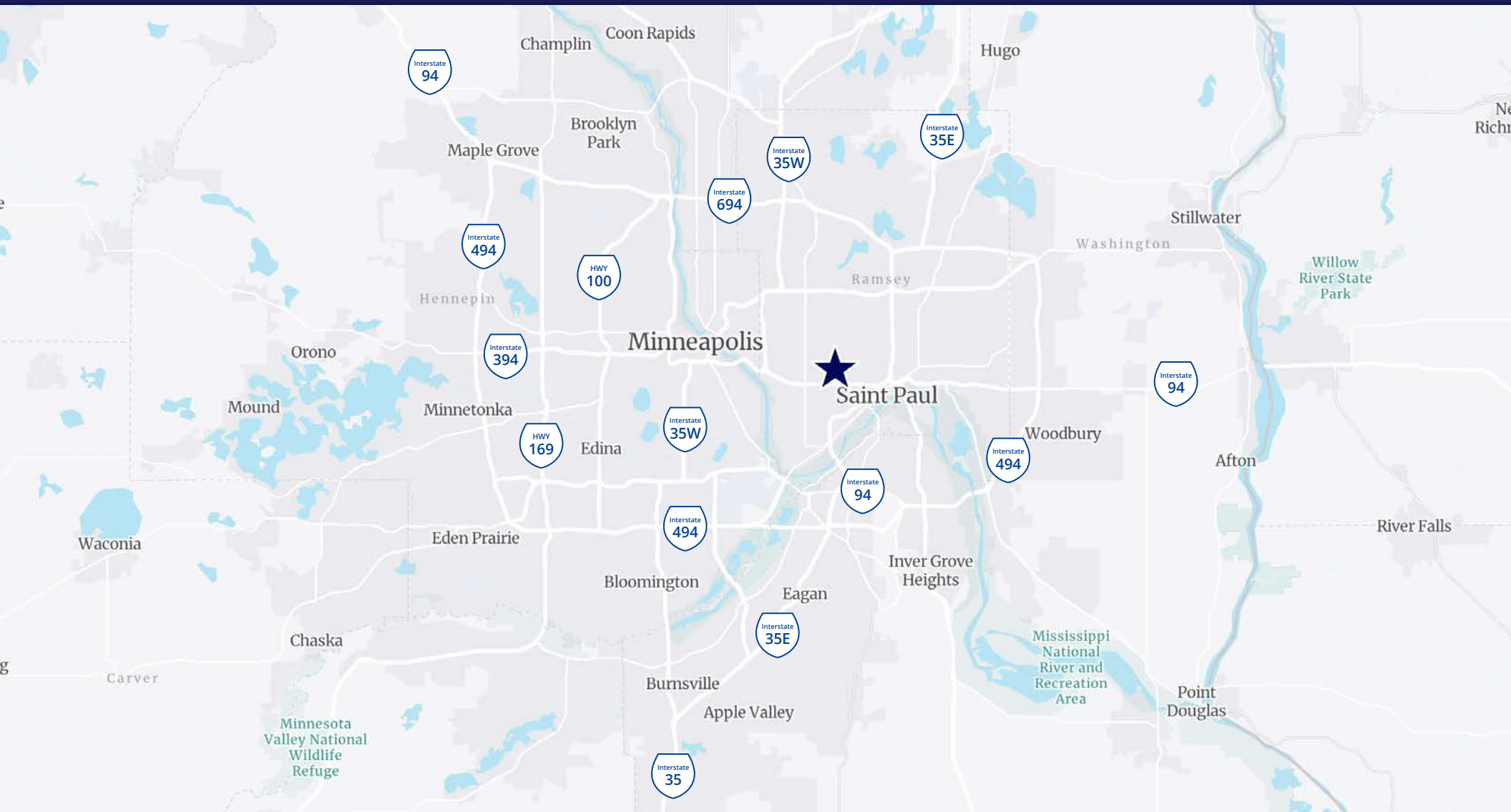


Sources: City of Saint Paul, Ramsey County (Parcel Data, and 2017 Impervious Surface Data), Minnesota DNR (Water Bodies). All data current unless otherwise noted. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.



 [CLICK FOR INTERACTIVE ZONING MAP](#)

 [CLICK FOR I1: LIGHT INDUSTRIAL CODE](#)



## Demographics

(5 mile radius)



2025  
Population

402,987



2025 Average  
Household Income

\$105,555



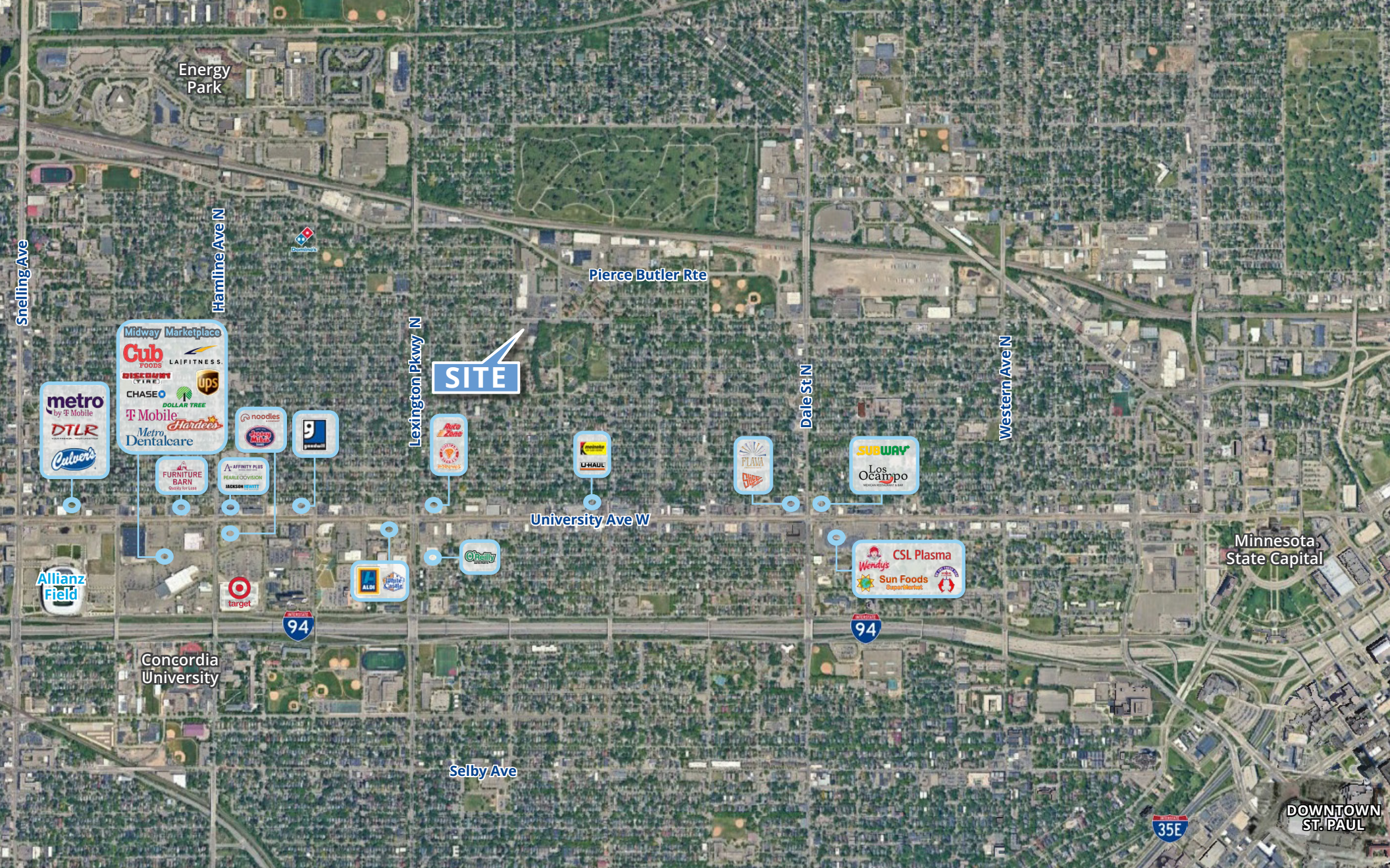
180 FT

to Metro Transit  
Bus Stop



8.2 Miles

to Minneapolis/St. Paul  
International Airport



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