

FOR SALE

2469 University Ave W | St. Paul, MN 55114

14,468 SF OFFICE BLDG



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PROPERTY FEATURES

2469 University Ave W | St. Paul, MN 55114

The 0.62 acre site is located directly on University Avenue in St. Paul with quick access to I-94 and Hwy 280. Currently zoned T3-Traditional Neighborhood District. This district provides for higher-density pedestrian and transit oriented mixed-used development.

The condition, location, size, and zoning of this site allows for a variety of potential uses including maintaining current use as a multi-tenant office building, a single tenant owner-user, or potential mixed-use redevelopment site.

Building Information

Building Size	14,468 SF
Site Size	0.62 Acres (27,007 SF)
Year Built	1971
Occupancy Type	Multi-tenant
Zoning	T3
Sale Price:	\$1,750,000
2025 Taxable Amount	\$36,186

- Exclusive parking with approximately 40 parking stalls
- Driveway access direct to University Avenue
- Spine design allowing entrance from University Avenue or private back parking lot
- Prominent welcoming professional building
- Property located in New Market Tax Credits eligible census tract and an Opportunity Zone
- New roof installed Fall 2025 with a GAF Certified Asphalt System



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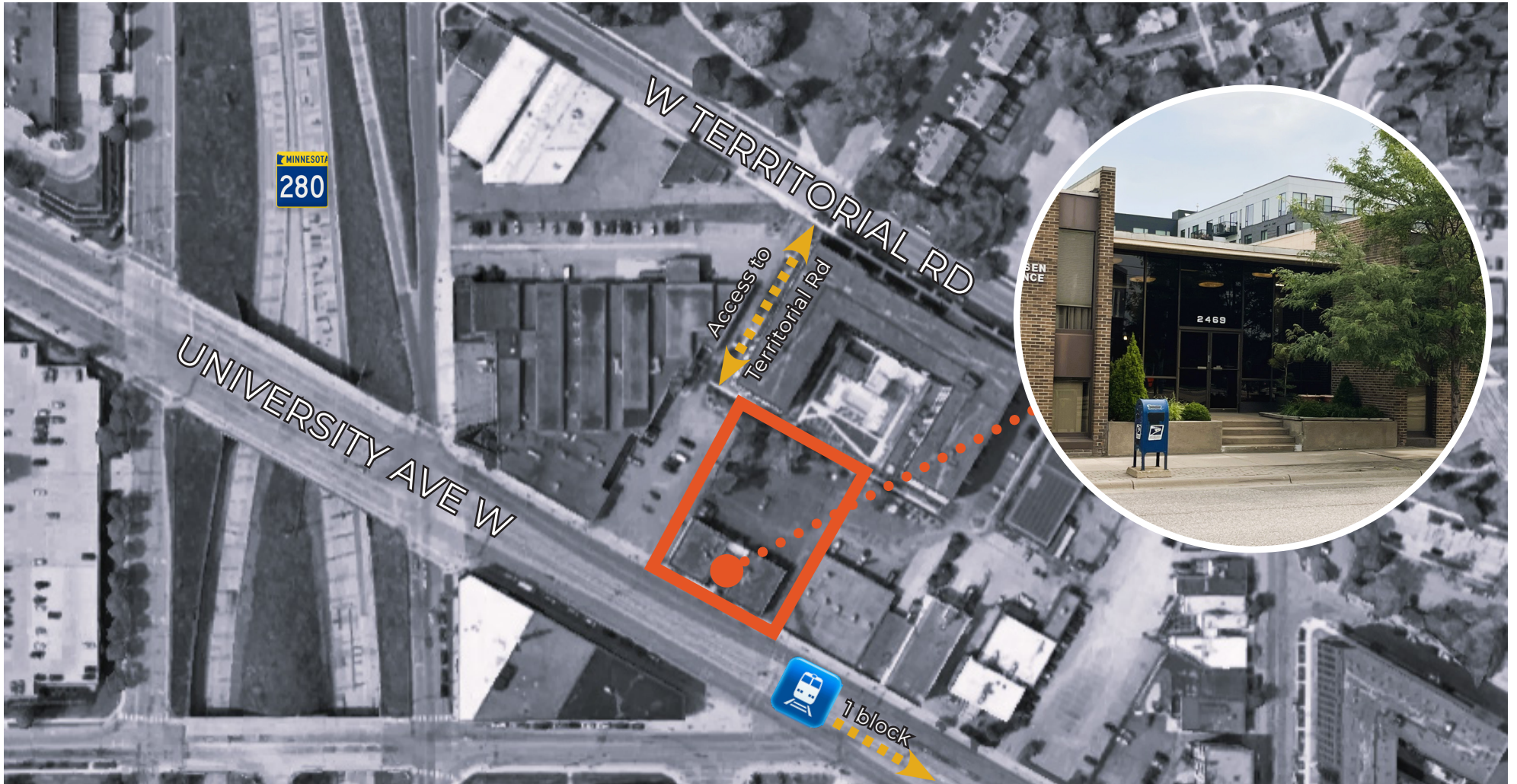
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PROPERTY FEATURES

2469 University Ave W | St. Paul, MN 55114

16,220 SF OFFICE BLDG



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ZONING CODE

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T3 Zoning - Traditional Neighborhood District

- (a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;
- (b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;
- (c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;
- (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential “urban village” site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.

(Ord. No. 11-27, § 1, 4-20-11)



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AERIAL VIEW

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DEMOGRAPHICS

2469 University Ave W | St. Paul, MN 55114



1,198

Total Businesses



16,789

Total Employees

KEY FACTS

14,201

Population

29.3

Median Age

2.0

Average
Household Size

\$71,331

Median Household
Income



This infographic contains data provided by Esri, Esri-Data Axle.
The vintage of the data is 2024, 2029.

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AGE PYRAMID



The largest group: 2024 Females Age 20-24
The smallest group: 2024 Males Age 85+

EMPLOYMENT & EDUCATION

EMPLOYMENT

82%

White Collar

9%

Blue Collar

8%

Services

3.9%

Unemployment
Rate

EDUCATION

2%

No High
School
Diploma



9%
High
School
Graduate



15%
Some
College



73%
Bachelor's/Gra
d/Prof Degree

Data reported within 5 mile radius

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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REAL ESTATE PARTNERS