



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

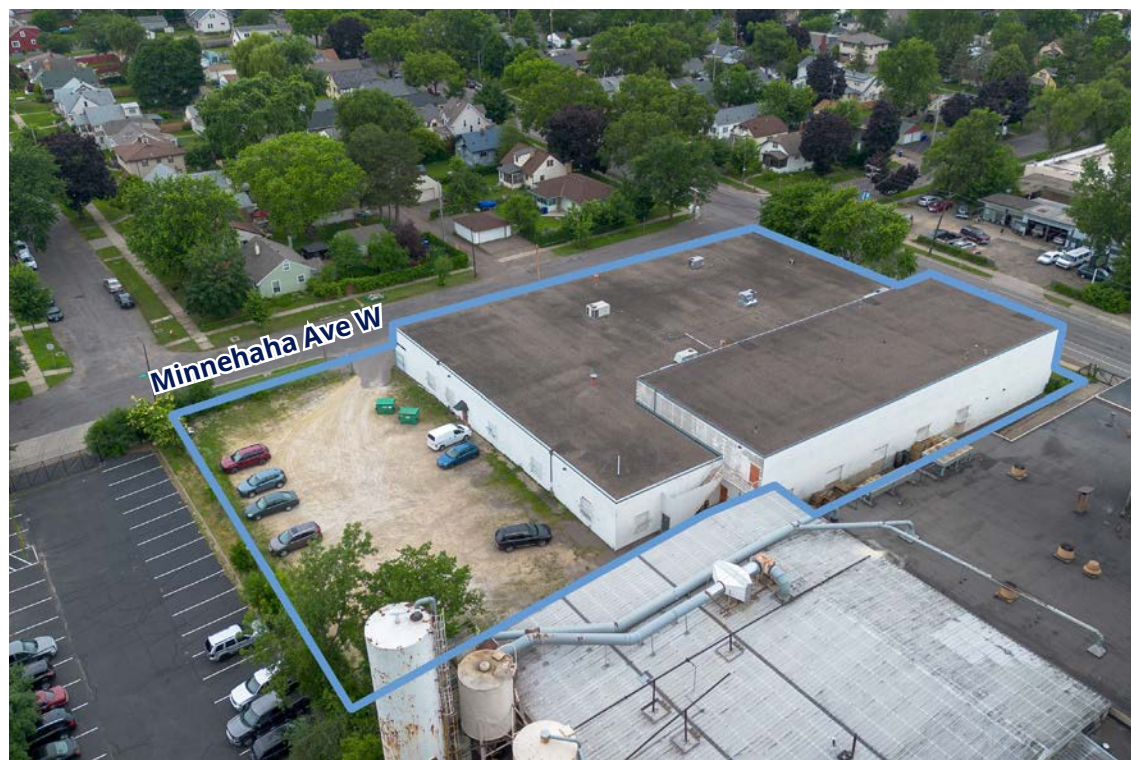
Property Overview

Location	976 Minnehaha Ave W St. Paul, MN 55104
PID #	35.29.23.21.0016
Building Size	8,175 SF - Office <u>29,000 SF - Warehouse</u> 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
2025 Taxes	\$73,674.00

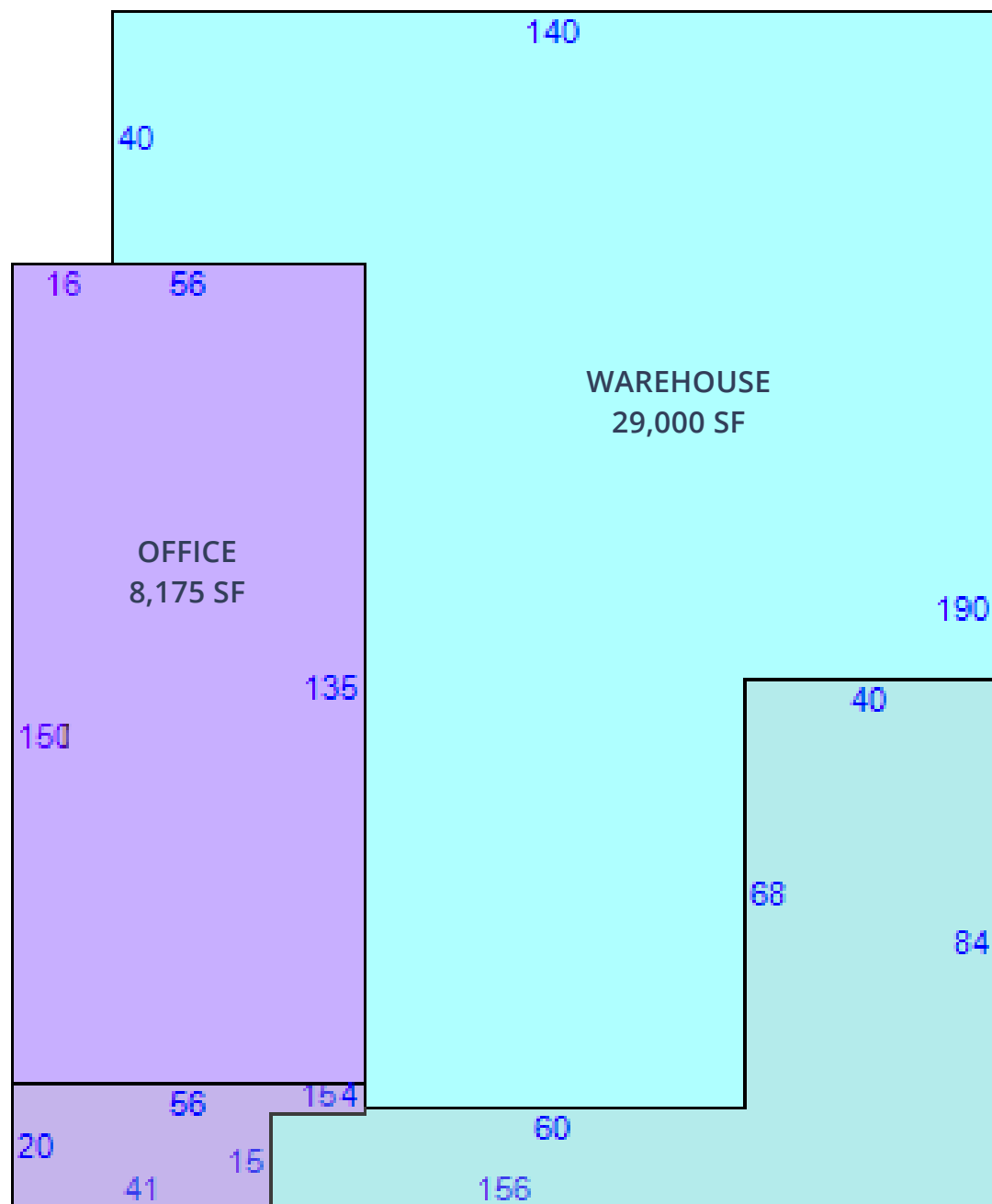
Sale Price ~~\$3,975,000~~ **\$3,775,000**



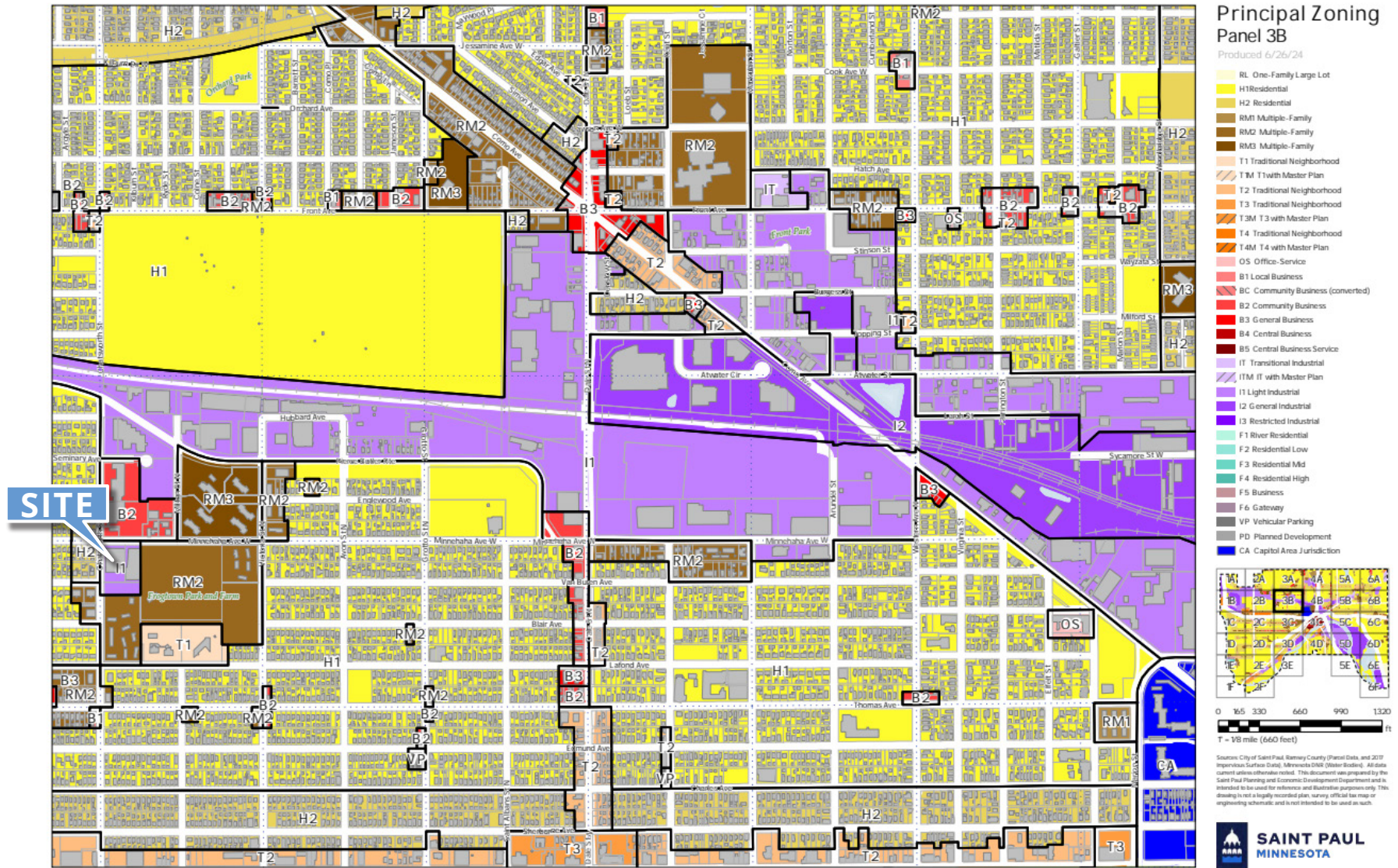
**Your Next
Space**
is a click away



Floor Plan



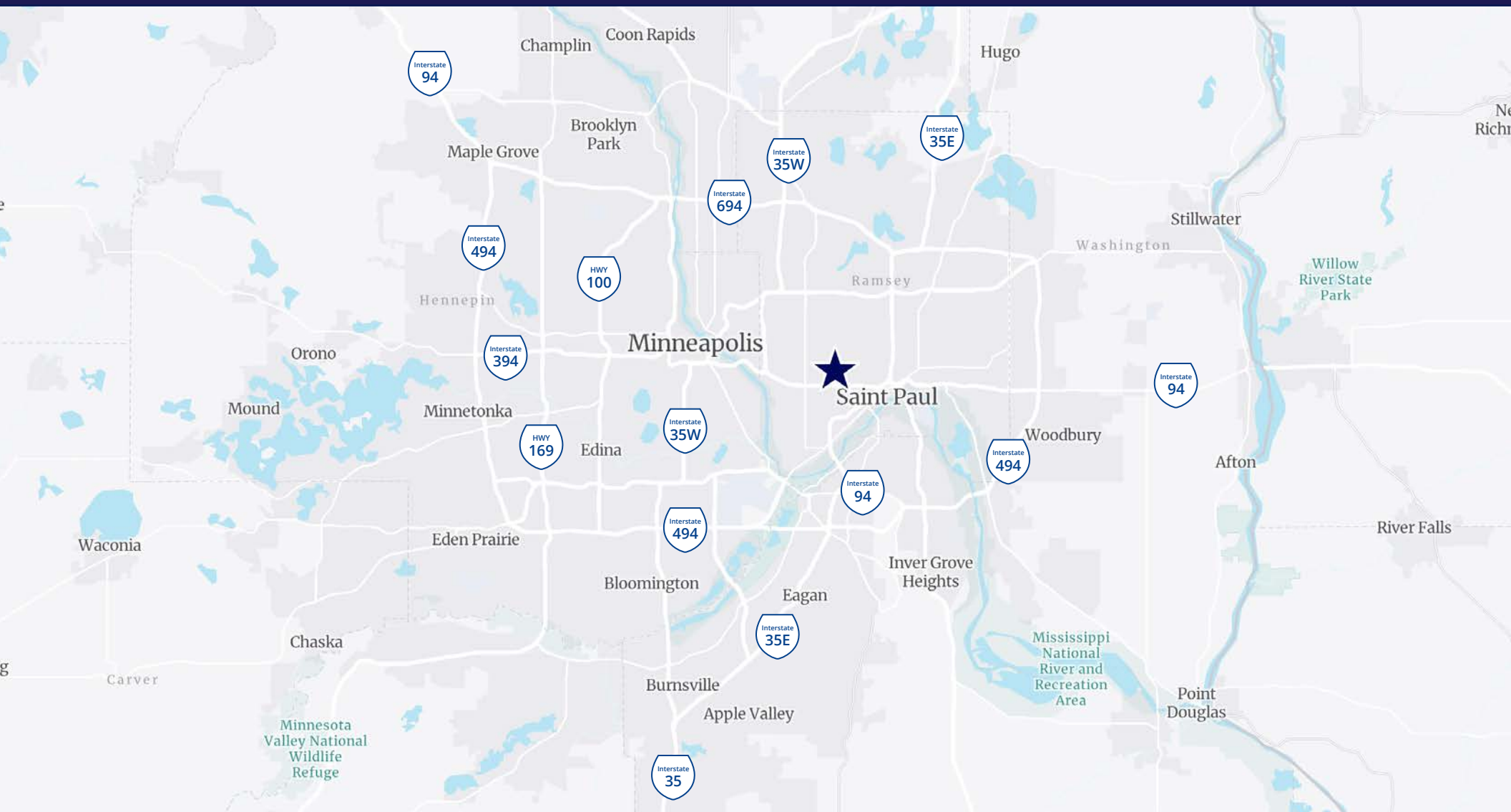
Zoning



CLICK FOR INTERACTIVE
ZONING MAP



CLICK FOR I1: LIGHT
INDUSTRIAL CODE



Demographics (5 mile radius)



2024
Population

399,240



2024 Average
Household Income

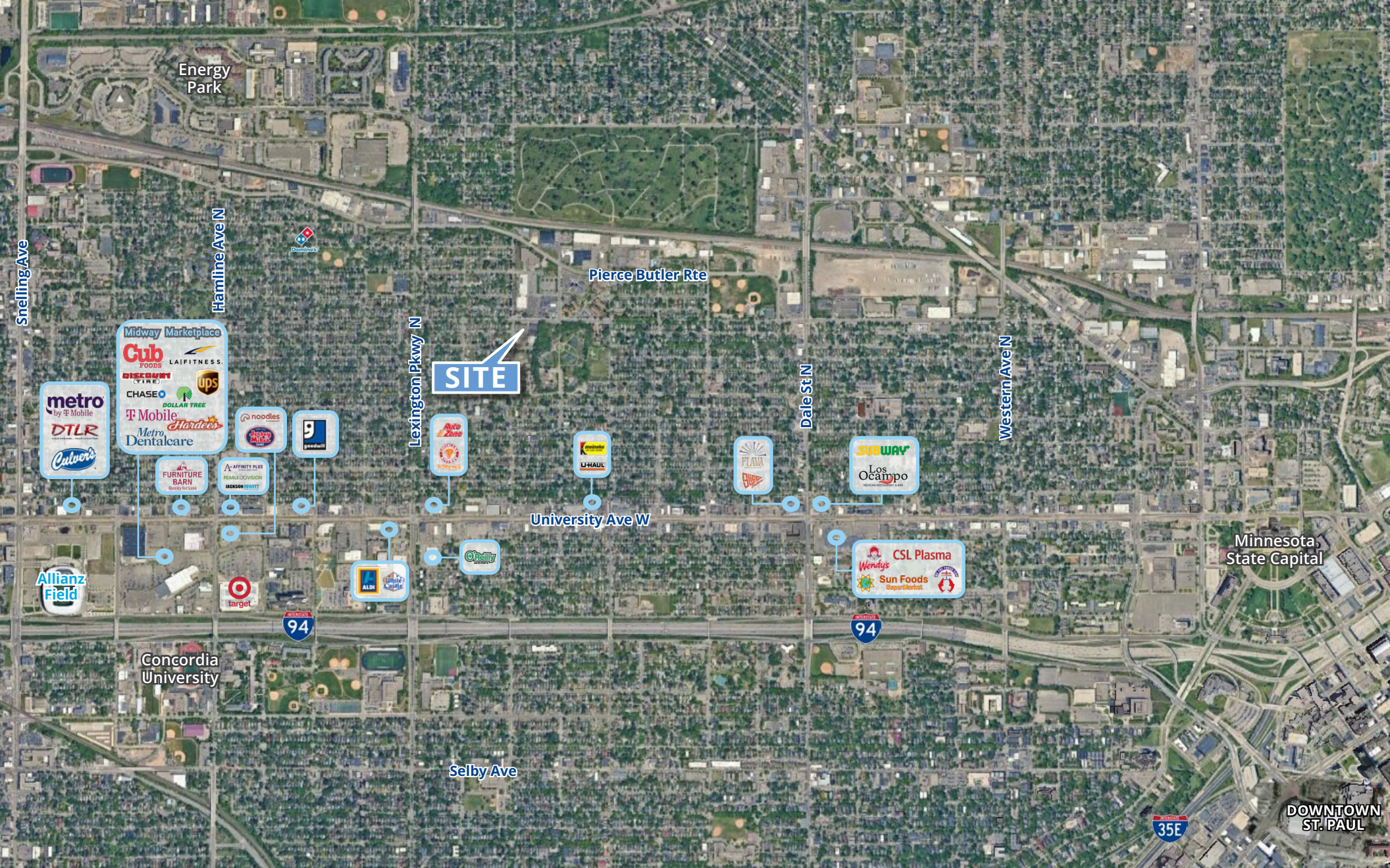
\$104,359



180 FT
to Metro Transit
Bus Stop



8.2 Miles
to Minneapolis/St. Paul
International Airport



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