



Colliers



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

976 Minnehaha Ave W
St. Paul, MN

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Downtown St. Paul

Minnehaha Ave W

Chatsworth St N



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

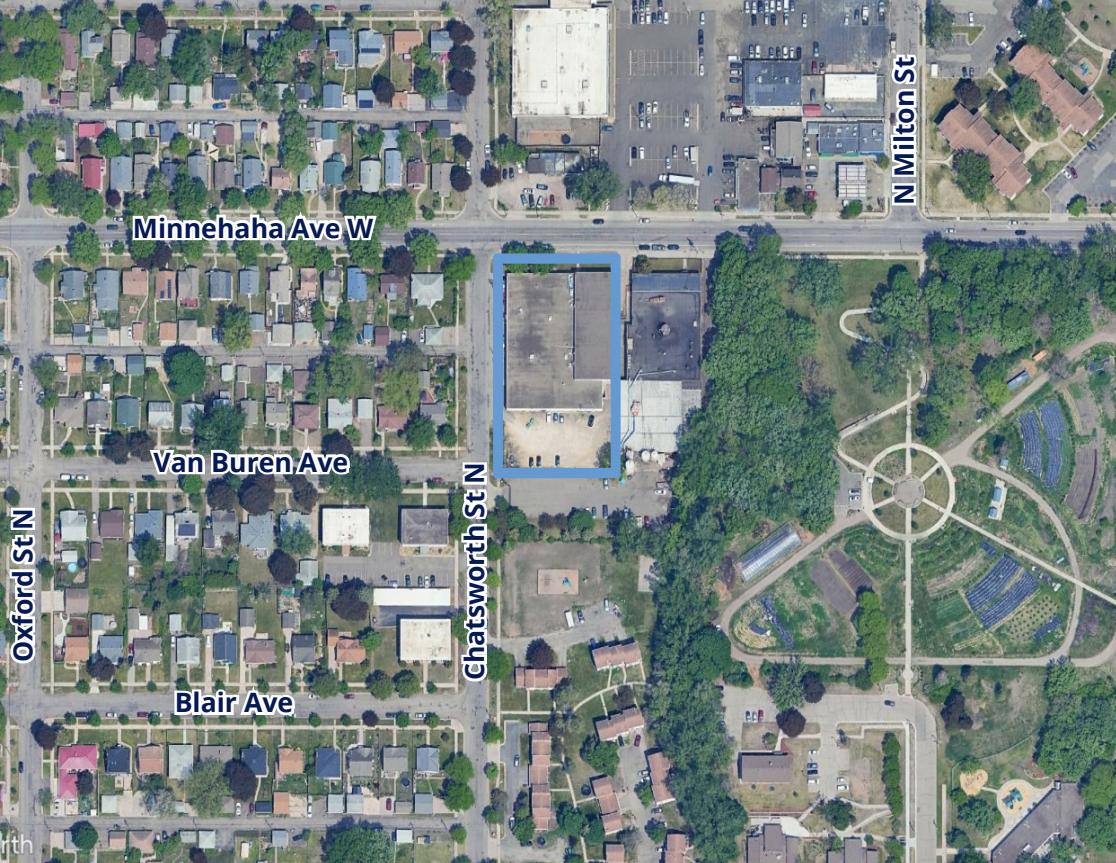
Property Overview

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

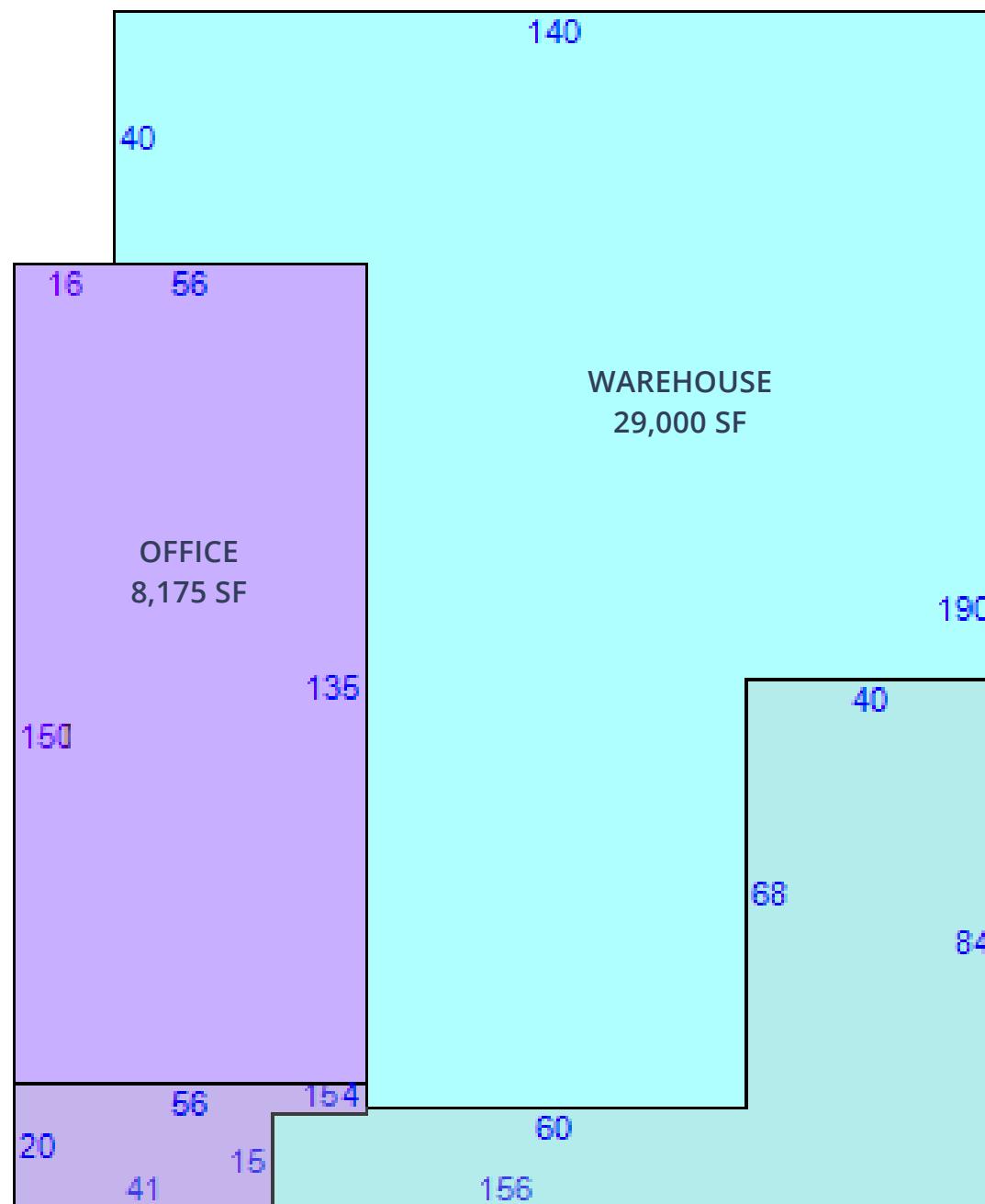
Sale Price ~~\$3,975,000~~ **\$3,775,000**



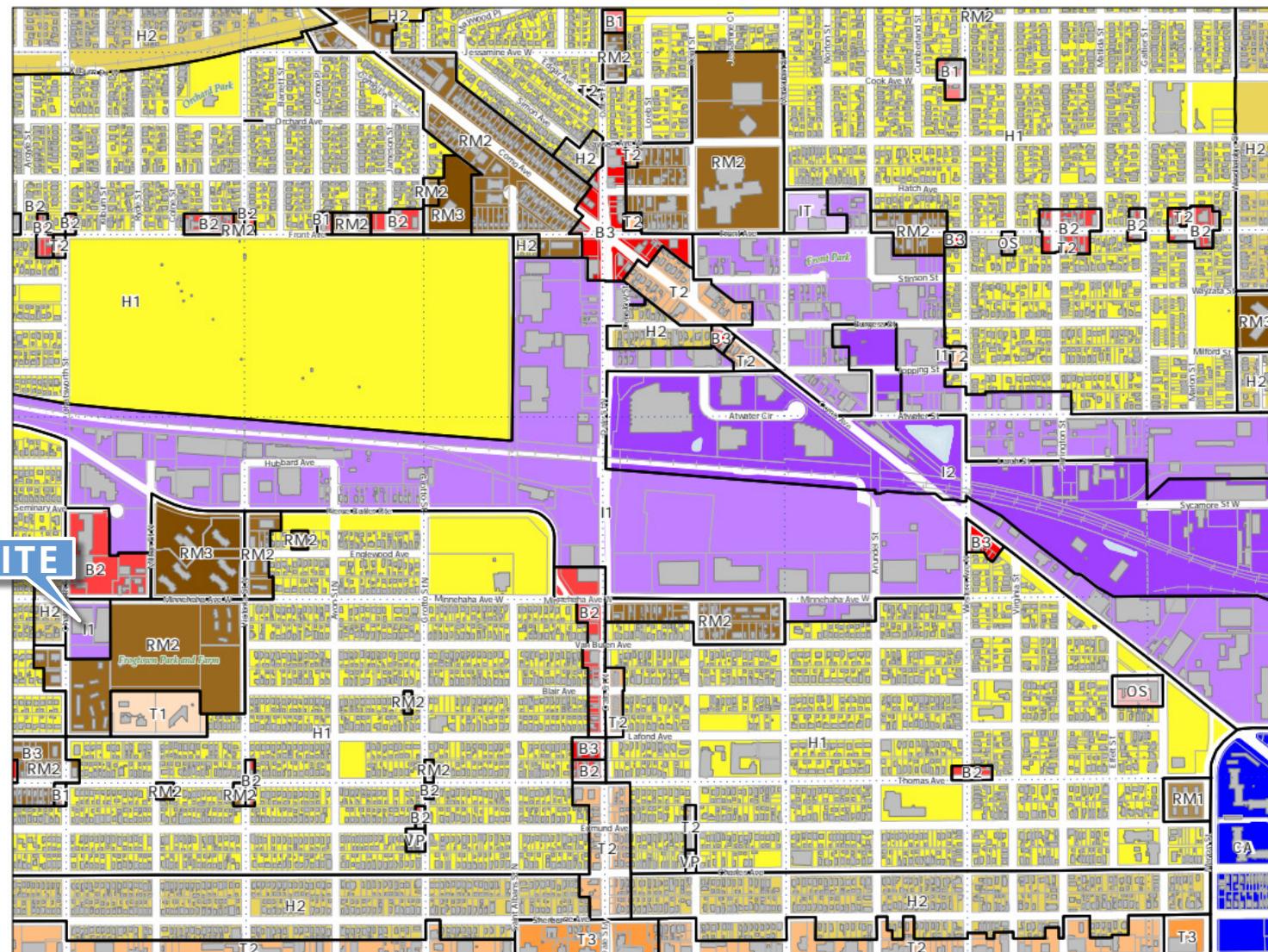
Your Next
Space
is a click away



Floor Plan



Zoning



CLICK FOR INTERACTIVE ZONING MAP



CLICK FOR I1: LIGHT INDUSTRIAL CODE

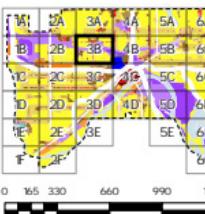


Principal Zoning Panel 3B

PL. ONE FORMATTED

Legend for Land Use Categories and Development Types:

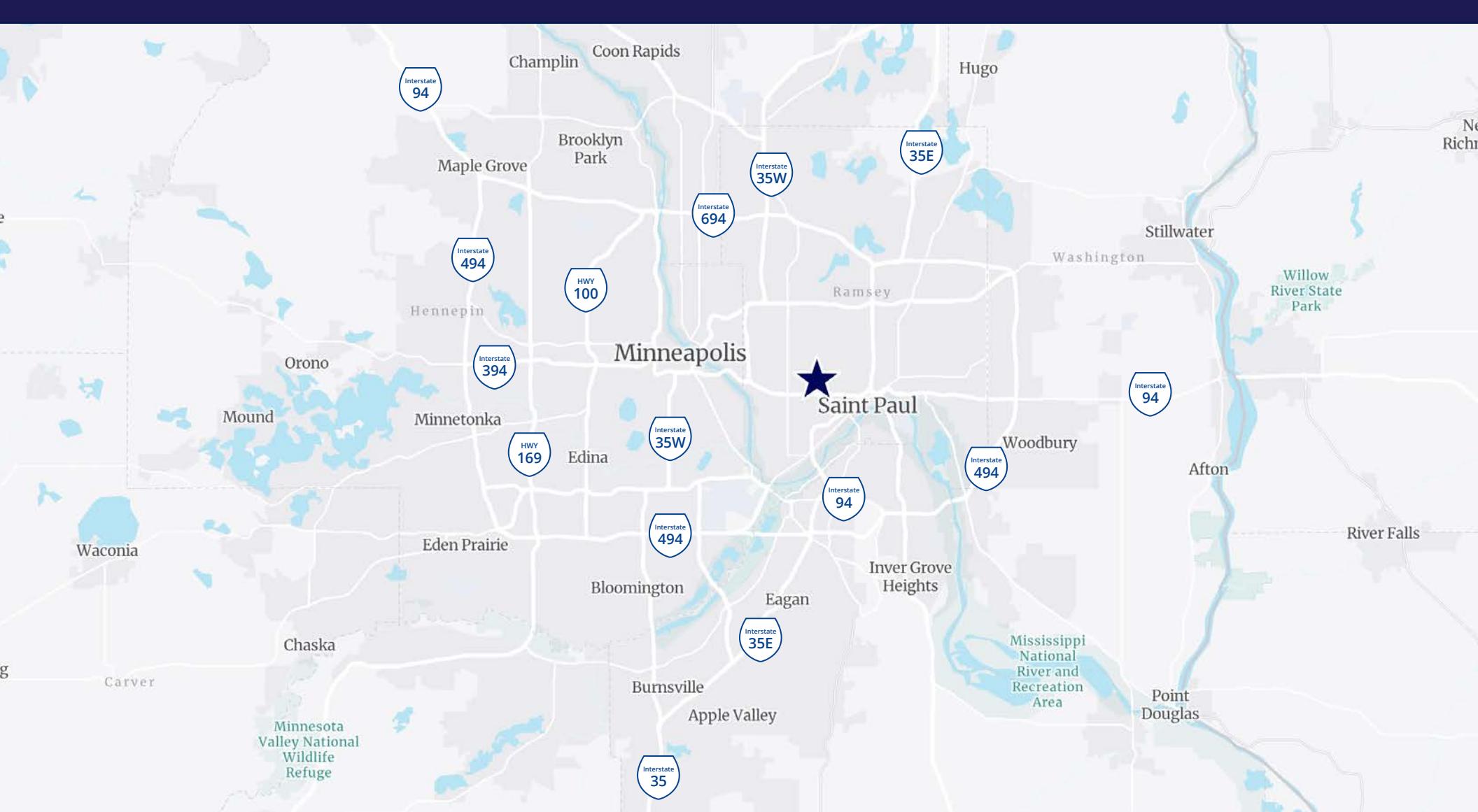
- One-Family Large Lot
- H1 Residential
- H2 Residential
- RMI Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T1M T1 with Master Plan
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M 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 Capital 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



SAINT PAUL
MINNESOTA



Demographics (5 mile radius)



2024
Population

399,240



2024 Average
Household Income

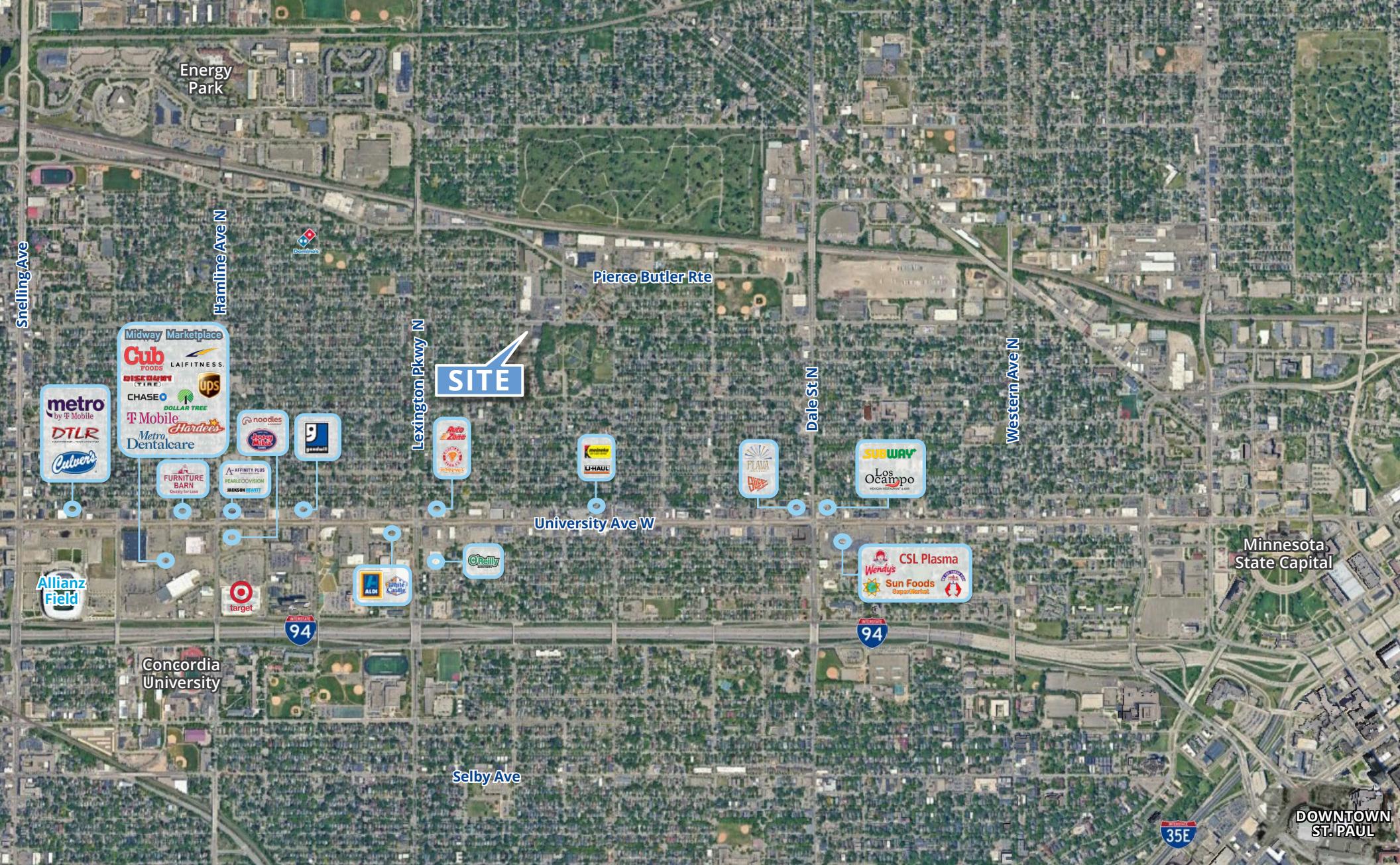
\$104,359



180 FT
to Metro Transit
Bus Stop



8.2 Miles
to Minneapolis/St. Paul
International Airport



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