



MEDICAL/OFFICE BUILDING FOR SALE

1850 Beam Avenue

MAPLEWOOD, MINNESOTA

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Property Overview



Located in the thriving Maplewood market near the St. Johns Hospital campus, this property offers an exceptional opportunity for owner-operators seeking a high-quality, second-generation medical space. This well maintained facility is in excellent condition and features an efficient layout, making it ready for immediate occupancy.

Strategically positioned in an area with high vehicle traffic, this property provides valuable visibility and signage opportunities, ensuring your practice stands out in a location that attracts consistent patient traffic. With limited medical vacancies in the area, this property represents a rare chance to secure space in a market with strong demand for this healthcare services.

The property provides owner-operators a unique opportunity to own their medical practice's space while benefiting from long-term stability and equity growth. Don't miss out on this prime opportunity to establish or expand your practice.

\$3,950,000
SALE PRICE

20,900
SQUARE FEET

2.27
ACRES

1983
YEAR BUILT

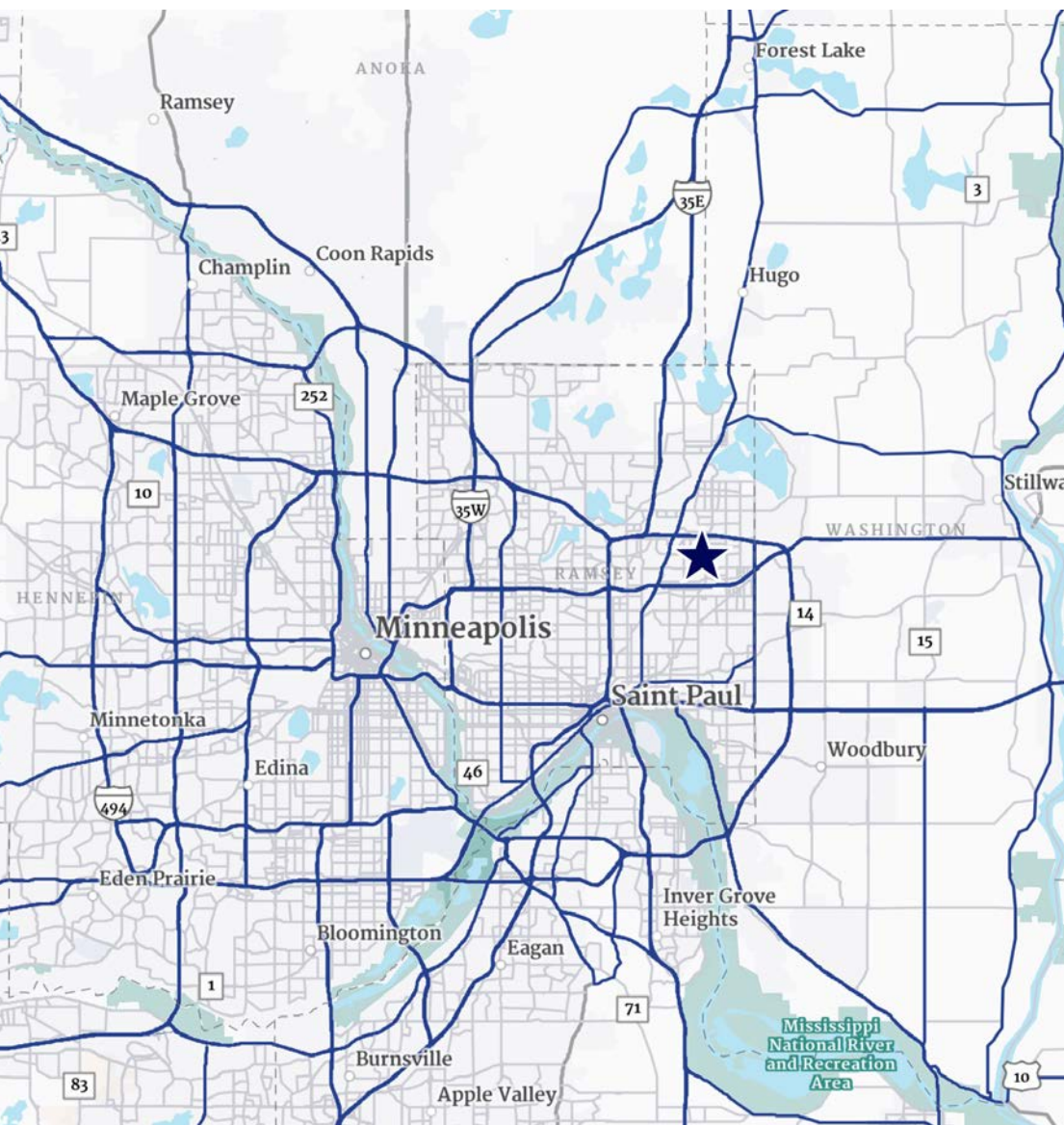
1850 BEAM AVENUE



Area Map & Demographics

Situated approximately 6 miles north of downtown St. Paul and 15 miles from downtown Minneapolis, Maplewood provides convenient access to major highways and is minutes away from the Minneapolis/St. Paul International Airport.

This combination of demographic diversity, a strong healthcare workforce, and strategic location positions Maplewood as an attractive market for healthcare providers seeking to establish or expand their practices.



Demographics



TOTAL HOUSEHOLDS

1 MILE

3K

3 MILES

29K

5 MILES

82K



TOTAL POPULATION

1 MILE

7K

3 MILES

75K

5 MILES

222K



AVERAGE HOUSEHOLD INCOME

1 MILE

\$92K

3 MILES

\$108K

5 MILES

\$109K

Property Highlights

Former Medical Clinic

Existing primary/pediatric buildout including exam rooms, imaging, procedure rooms, lab and former pharmacy area.



Property Address

1850 Beam Avenue
Maplewood, MN 55109



Site Size

2.27 acres



Building Size

20,900 square feet



Parcel Number

02-29-22-32-0038



Year Built

1983



Floors

One (1)



Parking

132 Surface Stalls



County

Ramsey



Zoning

BCM – Business Commercial
Modified District



Building Systems Summary

Rooftop Mechanical Units

Trane Intellipack (2011)

McQuay MPS 04OF Maverick (2009)

Boiler:

Lochinvar (2009)

Roof:

Fully adhered EPDM, installed in 2017

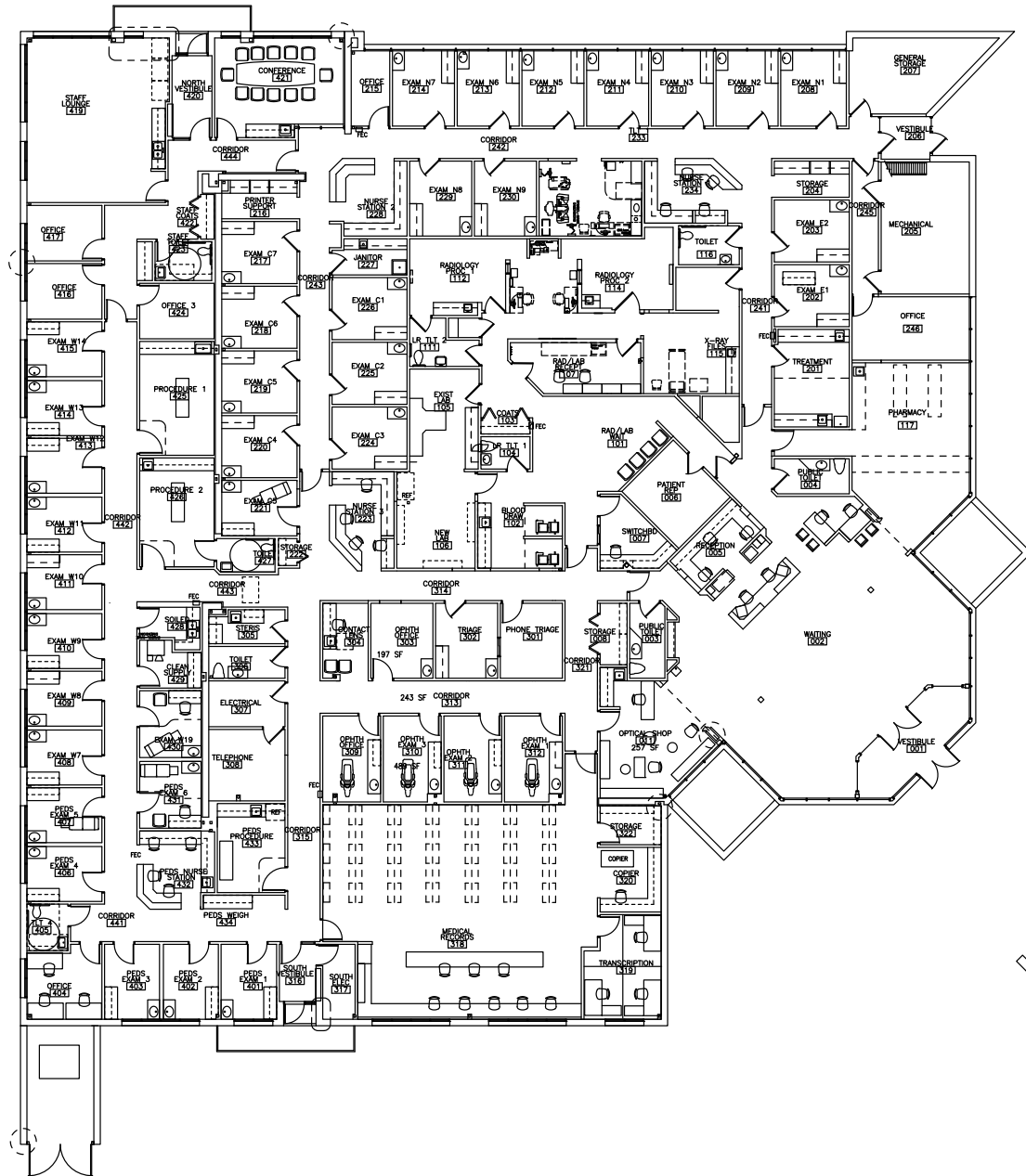
Parking Lot:

Replaced in 2009/2010

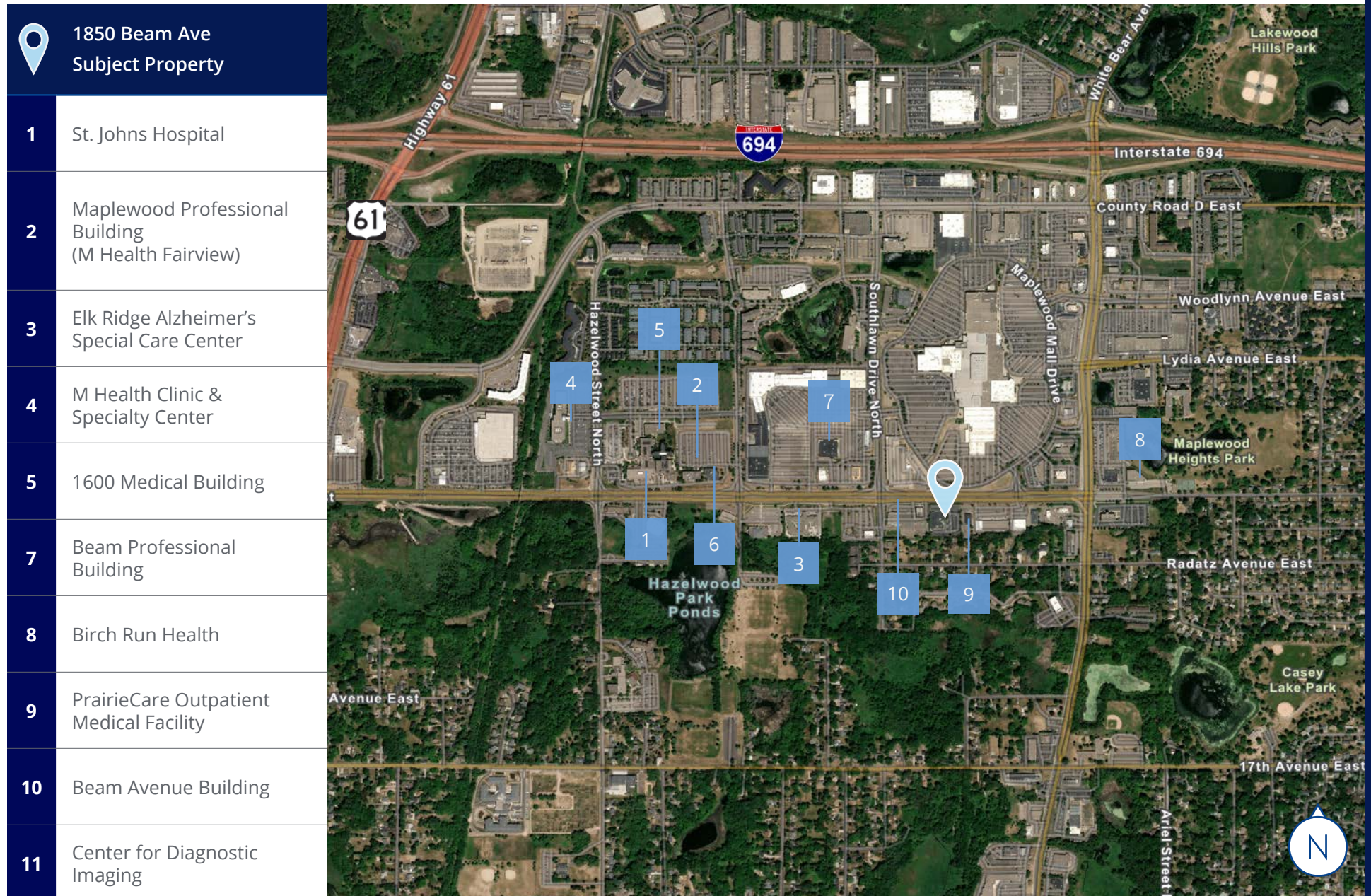
Site Overview



Floor Plan



Healthcare Amenity Map



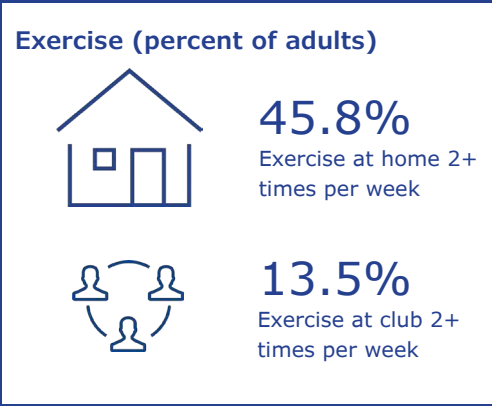
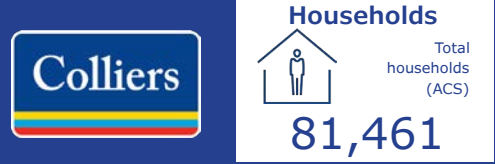
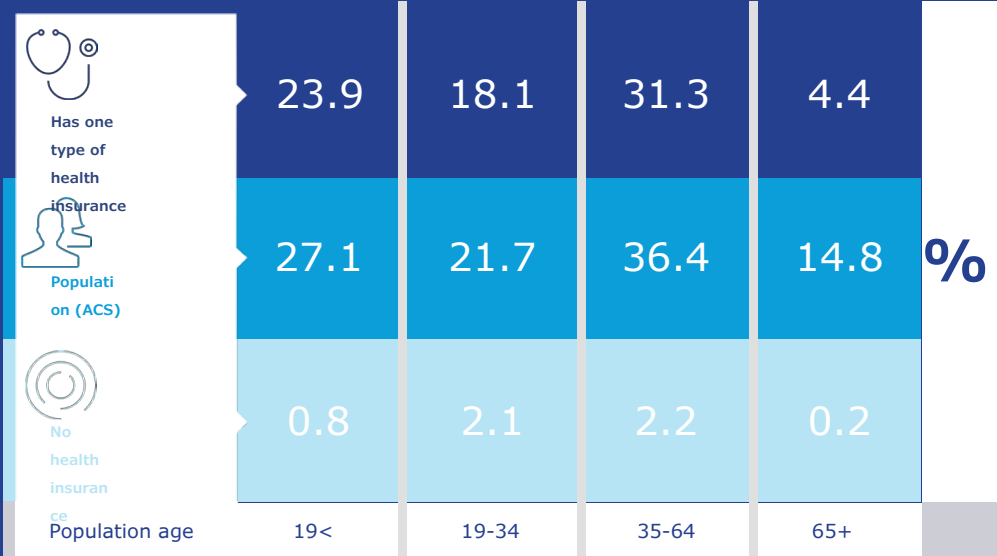
Healthcare & Insurance

Healthcare & Insurance

1850 Beam Ave E, Saint Paul, Minnesota, 55109, 5 mile radius

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



Health care expenditure



\$4,636

Annual health insurance expenditures



\$2,567

Medical care



Medicare population 65+

8,231

Medicare only

8,956

Direct-purch & medicare

4,602

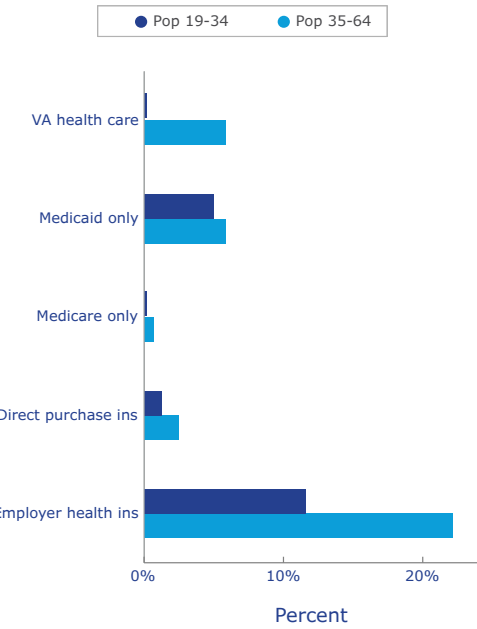
Employer & medicare

2,129

Medicare & medicaid

Health care (consumer spending)	Annual expenditure
Blue Cross/Blue Shield	\$1,269.9
Medicare payments	\$1,043.6
Physician services	\$293.9
Dental services	\$496.1
Eyecare services	\$89.1
Lab tests/x-rays	\$83.3
Hospital room & hospital service	\$258.1
Convalescent/nursing home care	\$43.3

Health insurance coverage (ACS)



Area Amenities





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Maplewood, MN



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