



1679-1681 University Ave W, St. Paul, MN, 55104

## Cannabis Production and Cultivation & Cannabis Retail Sale Permitted



### Property Description:

1679-1681 University is a brick retail building on busy University Avenue. It features two entryway doors, large storefront windows, off-street parking, and is on the Metro Green Line.

### Stats:

**Size:** 5,600 SF on 0.11 Acres

**Sale Price:** \$425,000

**Lease Rate:** Negotiable

### Features:

- Single or multi-tenant building
- Billboard sign income
- Off-street fenced parking behind the building
- Full-sized basement
- A block from Snelling /University intersection
- Close to Allianz Field
- Easy access to I-94 and Hwy 280
- Zoning = T3 Traditional Neighborhood



**Kevin Peck**

**Senior Vice President, Principal**

2550 University Ave. W. #305-S

St. Paul, MN 55114

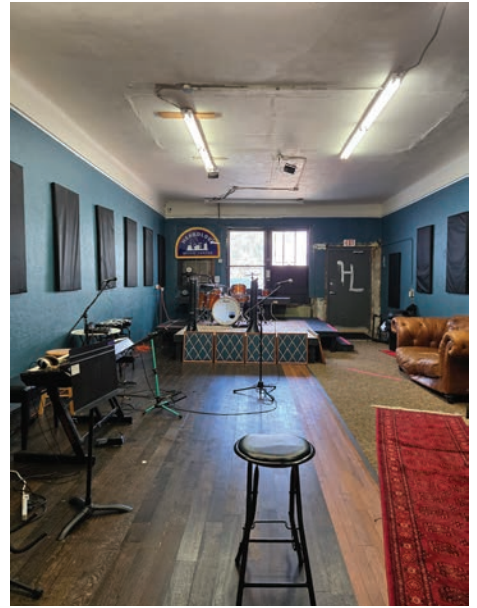
612-834-2250 | [KevinPeck@Suntide.com](mailto:KevinPeck@Suntide.com)

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**Photos:**



Front room features large storefront windows



Back room



Front room



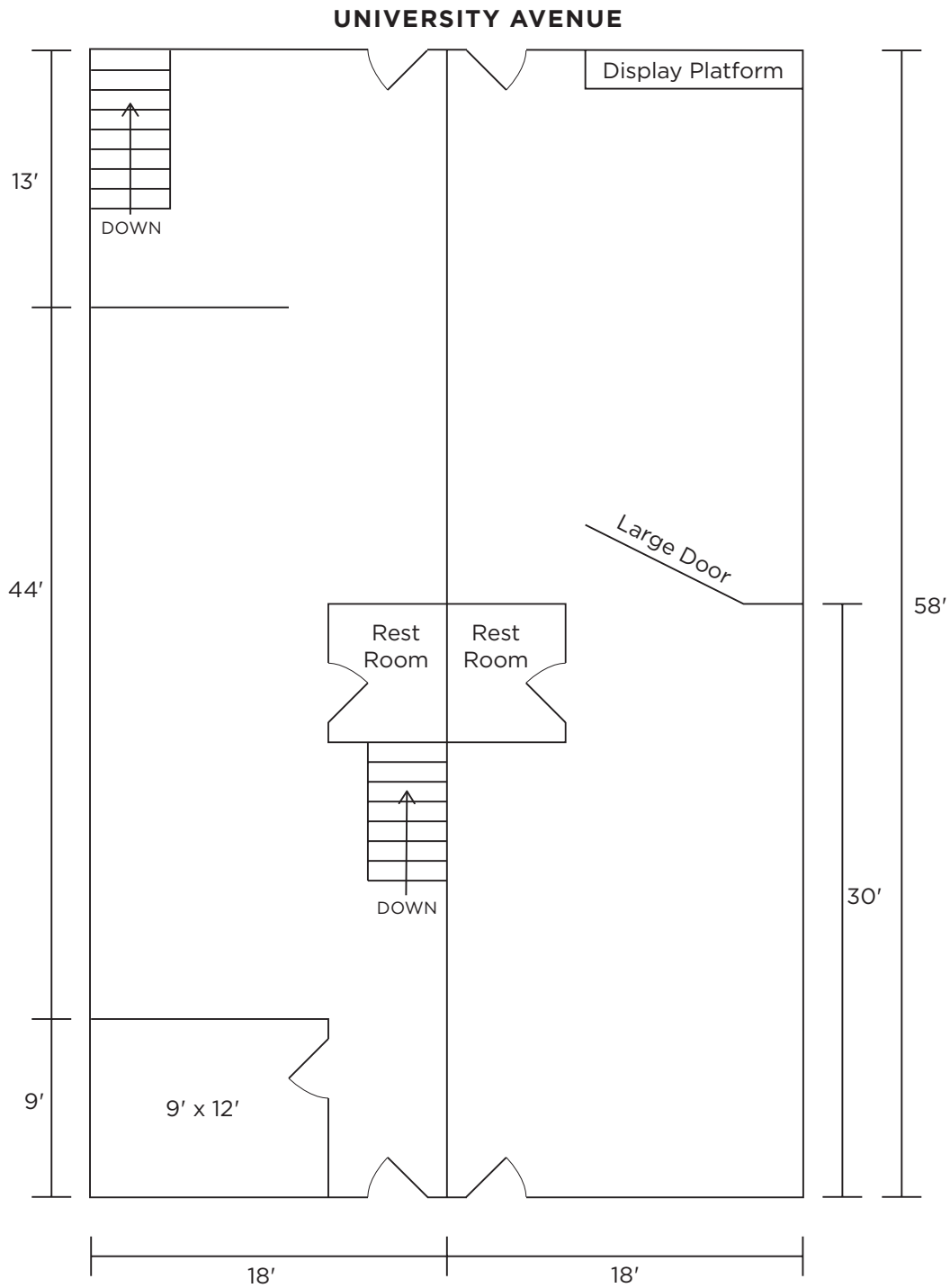
Off-street fenced parking behind the building



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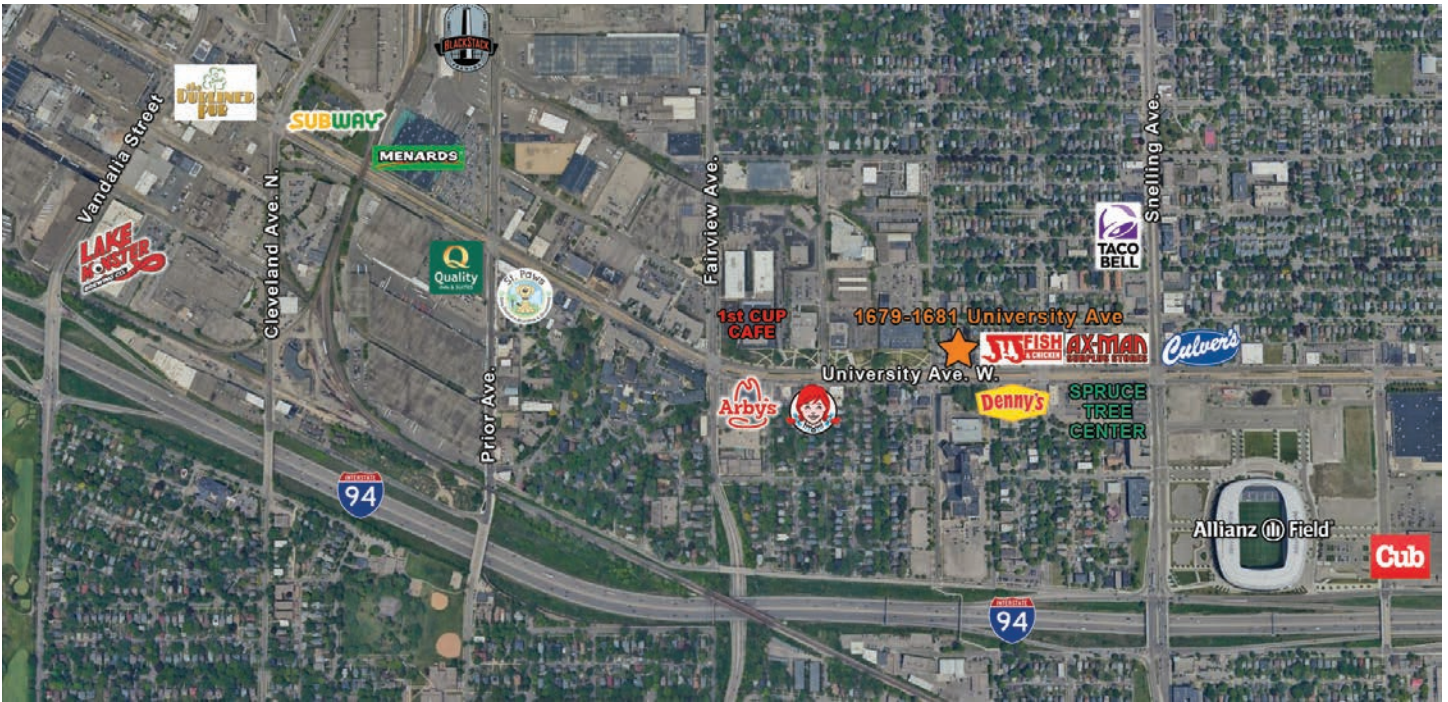
**First Floor:**



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Aerial Map:



Parcel Map:



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**Population:**

Distance	Male	Female	Total
1-Mile	5,756	5,958	11,713
3-Mile	45,184	48,950	94,135
5-Mile	116,891	124,697	241,588

**Average Household Income:**

Distance	HHI
1-Mile	\$52,859.76
3-Mile	\$71,930.03
5-Mile	\$64,643.99

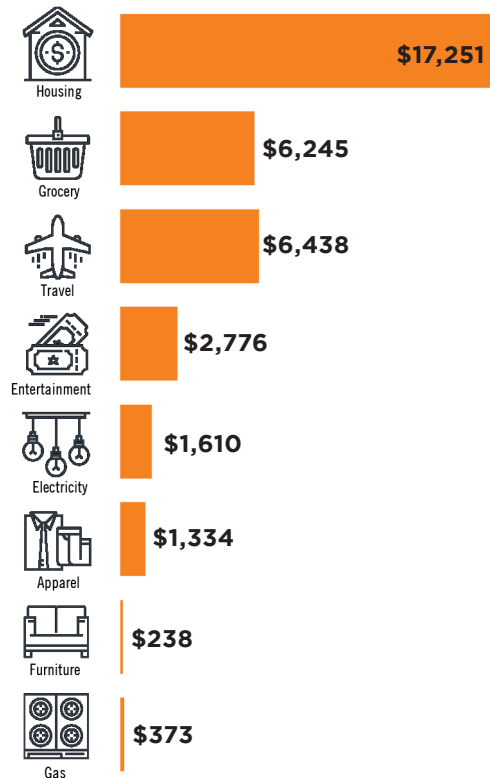
**Traffic Counts:**

	VPD
University Avenue	11,854 vpd (2024)
Snelling Avenue (North of University)	25,286 vpd (2024)
Snelling Avenue (South of University)	31,588 vpd (2024)

**Tobacco Expenditures:**

	Average Annual Households
1-Mile	396
3-Mile	391
5-Mile	394

**Household Spending:**



\*Source Moody's Analytics / Catylist 2025



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