



951 Grand Avenue, St. Paul, MN 55105

FOR SALE | \$925,000



OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

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Property Summary



360° VIRTUAL TOUR

PROPERTY FEATURES

Welcome to this beautifully maintained 3-level property that was originally a duplex (with dual entrance) and has been transformed into a welcoming law firm professional office, with upgraded landscaping/patio in the front of building, improved interior spaces, an enormous balcony for relaxing or private meetings, and a large parking lot in rear of building for guests and staff. Private offices, conference rooms, kitchenette and an unfinished basement & 3rd level, provide a great opportunity for its next owner.

This property has a very flexible Community Business (BC), City of St. Paul Zoning, which allows for a variety of uses to an owner-user, investor or professional services/retail group that is looking for strong area demand and vibrancy. Schedule your tour today and see the possibilities of this building, located along the historic Grand Avenue of St. Paul!

OFFERING SUMMARY

Sale Price:	\$ 925,000
Building Size:	4,107 SF
Year Built:	1912
Off-Street Parking Stalls:	5+

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,679	70,076	144,490
Total Population	23,842	164,861	352,318
Average HH Income	\$129,238	\$107,920	\$101,961



Property Details

Sale Price

\$ 925,000

LOCATION INFORMATION

Building Name	951 Grand Avenue Professional Building
Street Address	951 Grand Avenue
City, State, Zip	Saint Paul, MN 55105
County	Ramsey

BUILDING INFORMATION

Building Size	4,107 SF
Building Class	B
Number of Floors	3
Year Built	1912
Number of Buildings	1
Property Taxes (2025)	\$ 17,788
HVAC	Central Air
Roof	~ 10 years old
ADA Accessibility	Ramp available

PROPERTY INFORMATION

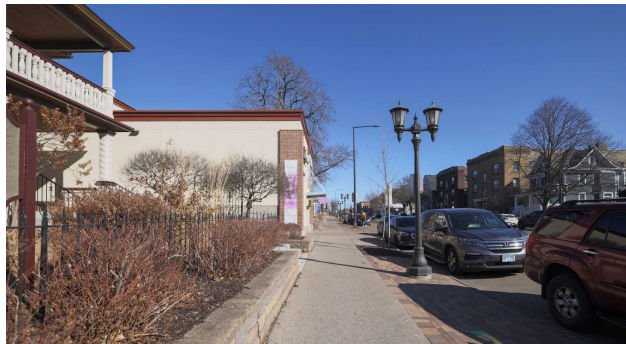
Property Type	Office-Commercial
Property Subtype	Office / Professional Services Building
Zoning	BC
Lot Size	6,013 SF
APN #	022823310076
Lot Dimensions	148' X 41'

BUILDOUT

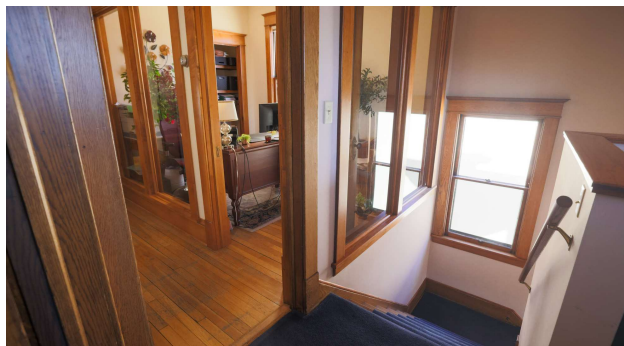
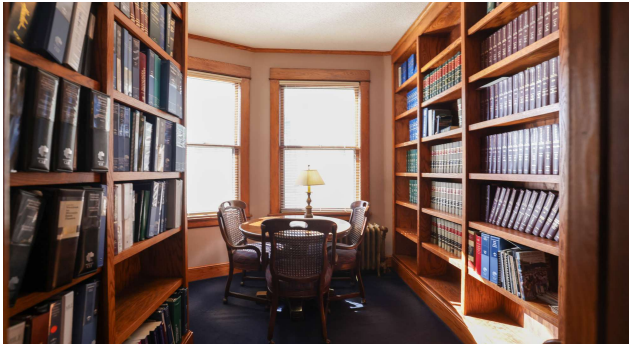
Restrooms	2 (One / floor) ADA compliant
Private Offices	~7 (Two floors)
Conference Room or Study	2
Kitchenette	1 (Main Level)
Receptionist (Desk & Waiting Room)	Main Level
Resource Room / Study	2
Unfinished Levels	3rd floor & Basement



Exterior Photos



Interior Photos



Floor Plans | First & Second Floors



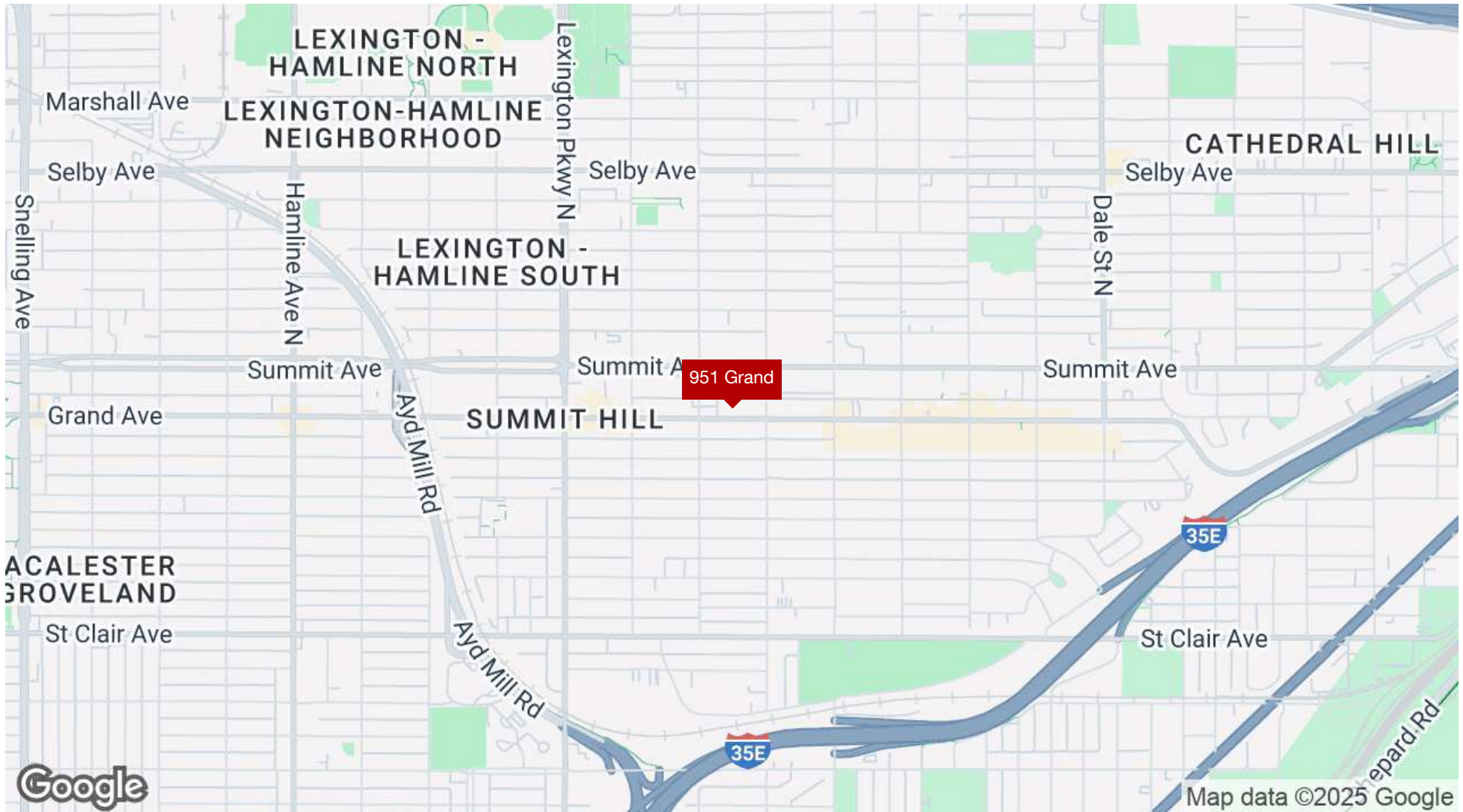
BC Zoning Map | Community Business



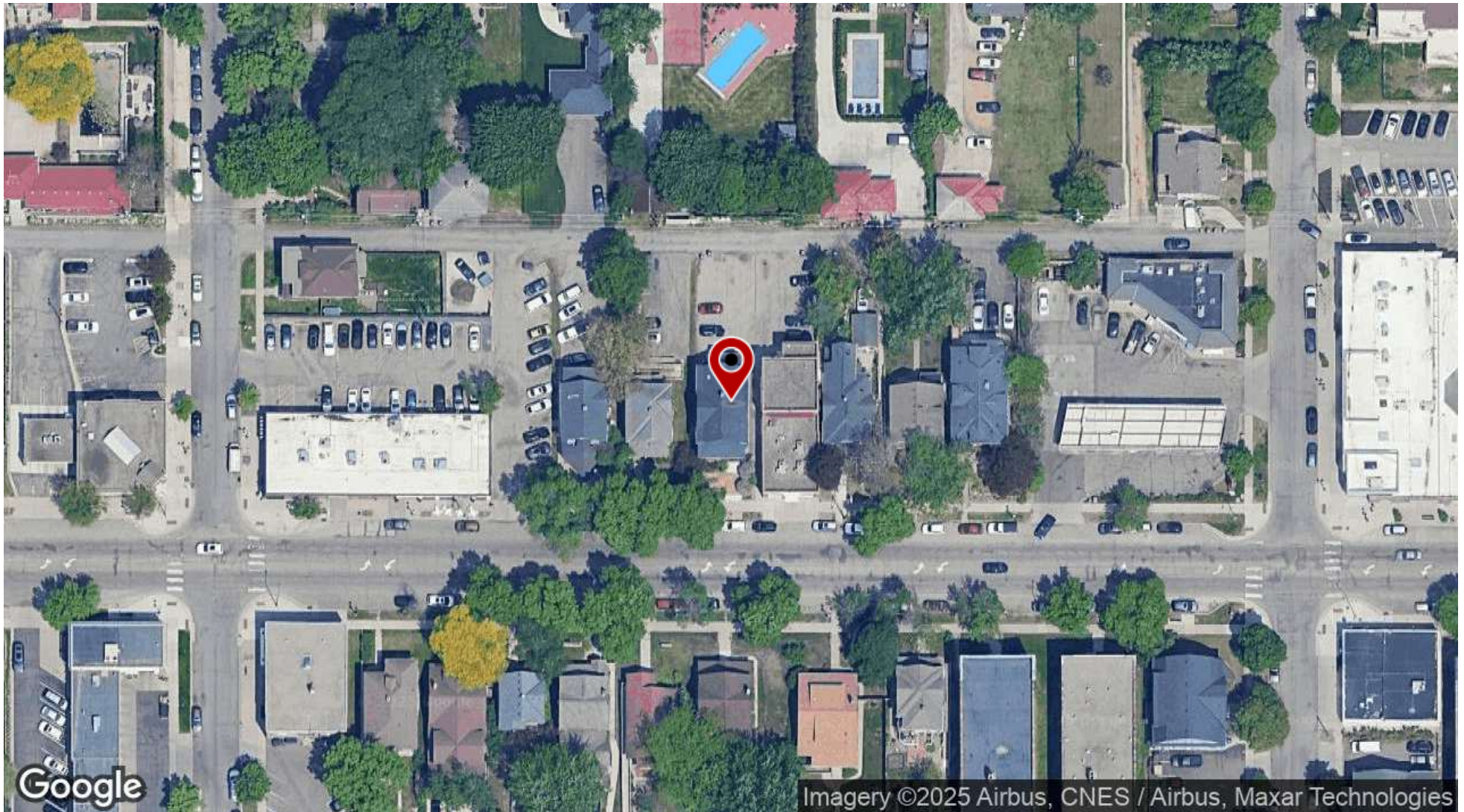
Retailer Map



Regional Map



Aerial Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,842	164,861	352,318
Average Age	39	39	38
Average Age (Male)	39	38	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,679	70,076	144,490
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$129,238	\$107,920	\$101,961
Average House Value	\$500,963	\$398,174	\$376,760

Demographics data derived from AlphaMap

