

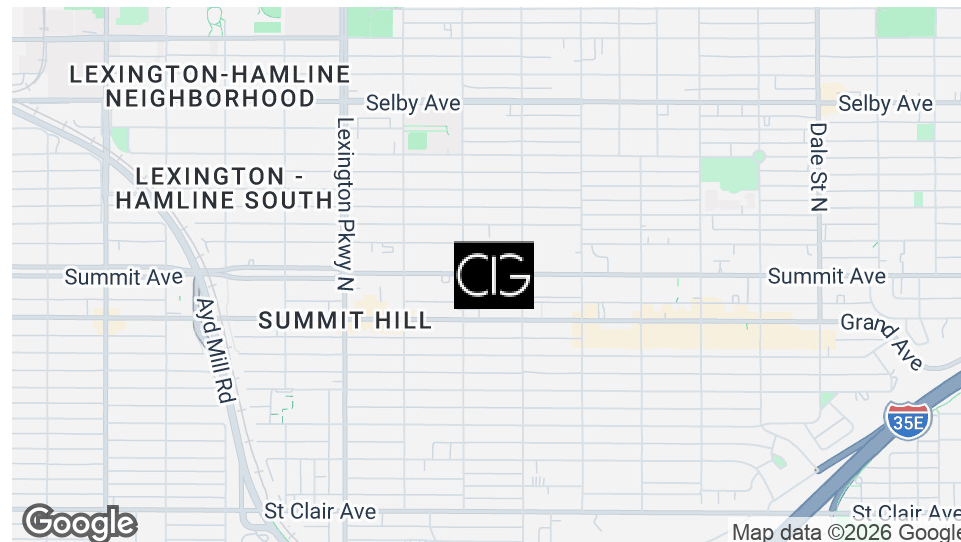


360° VIRTUAL TOUR

PROPERTY DESCRIPTION

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 in St. Paul.



OFFERING SUMMARY

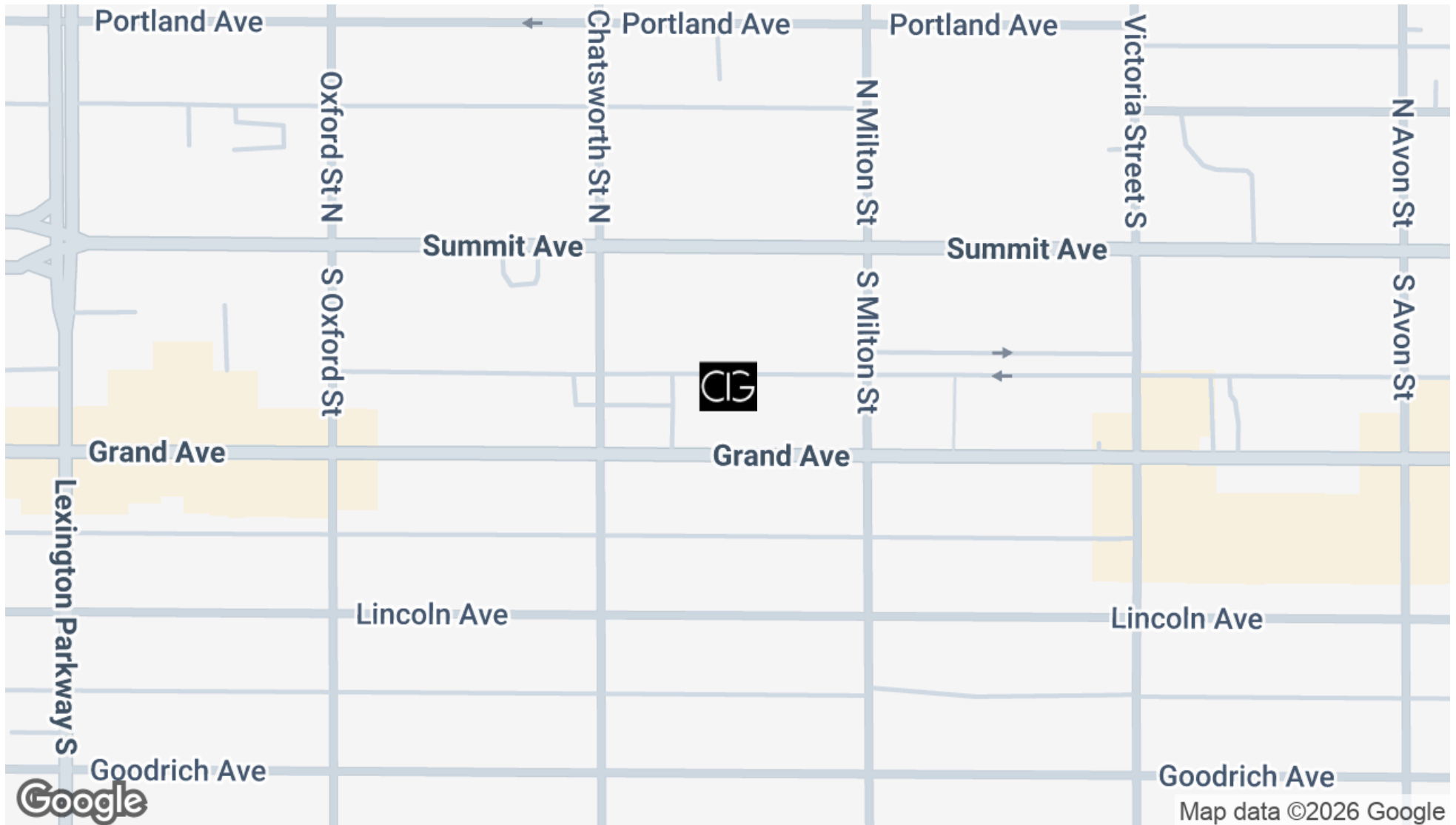
Sale Price:	\$895,000
2026 Real Estate Taxes:	\$ 17,644
Building Size:	4,107 SF
Zoning:	Community Business (BC)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,120	72,989	155,915
Total Population	24,396	168,166	370,363
Average HH Income	\$143,256	\$113,873	\$106,895

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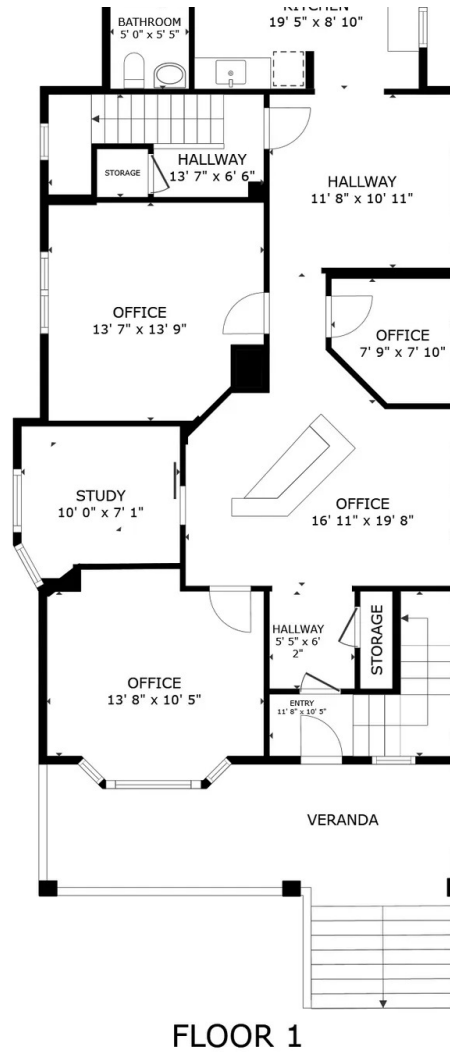
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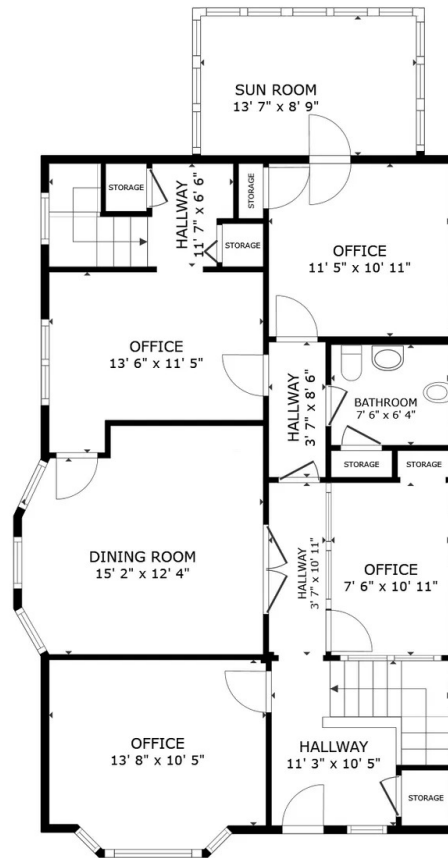












FLOOR 2

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,396	168,166	370,363
Average Age	36.9	36.4	36.7
Average Age (Male)	36.9	36.3	36.2
Average Age (Female)	36.9	36.8	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,120	72,989	155,915
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$143,256	\$113,873	\$106,895
Average House Value	\$421,422	\$371,029	\$350,415

2023 American Community Survey (ACS)

