

2576-2580 7th Ave E

North St Paul, MN 55109



FOR SALE



BRIAN SCHOLTEN

651-321-8006

Brian@smallbayproperties.com

ANDREW MOLITOR

763-515-4235

Andrew@smallbayproperties.com

2576-2580 7th Ave E

North St Paul, MN 55109

SUMMARY

PROPERTY HIGHLIGHTS

7 Units Mixed Use - Industrial, Retail, Residential

Owner/User or Value-Add Investment

Downtown North Saint Paul on 7th Ave E, near Highway 36

Zoned MU-1

Square Footage

Approximately 14,196 SF
Including Basements and
2nd Floor

Asking Price

\$1,200,000

Financials

Contact Agent

Availability

Office/Warehouse
Available 01/01/2027

Details are estimates only and to be verified by purchaser



2576-2580 7th Ave E

North St Paul, MN 55109

SUITES

SUITE BREAKDOWN

Rossbach Construction	1,732sf Warehouse 1,008sf Office/Retail 1,000sf Basement 3,668sf Upstairs Workshop
Enthusiast's Domain	946sf Warehouse 480sf Office
Sunflower Massage	1,008sf Retail 877sf Basement
Fine Dreadlocs Salon	560sf Retail
Apartment 1	900sf - 2br
Apartment 2	572sf - 1br
Apartment 3	572sf - 1br

Measurements are approximate to be verified by purchaser

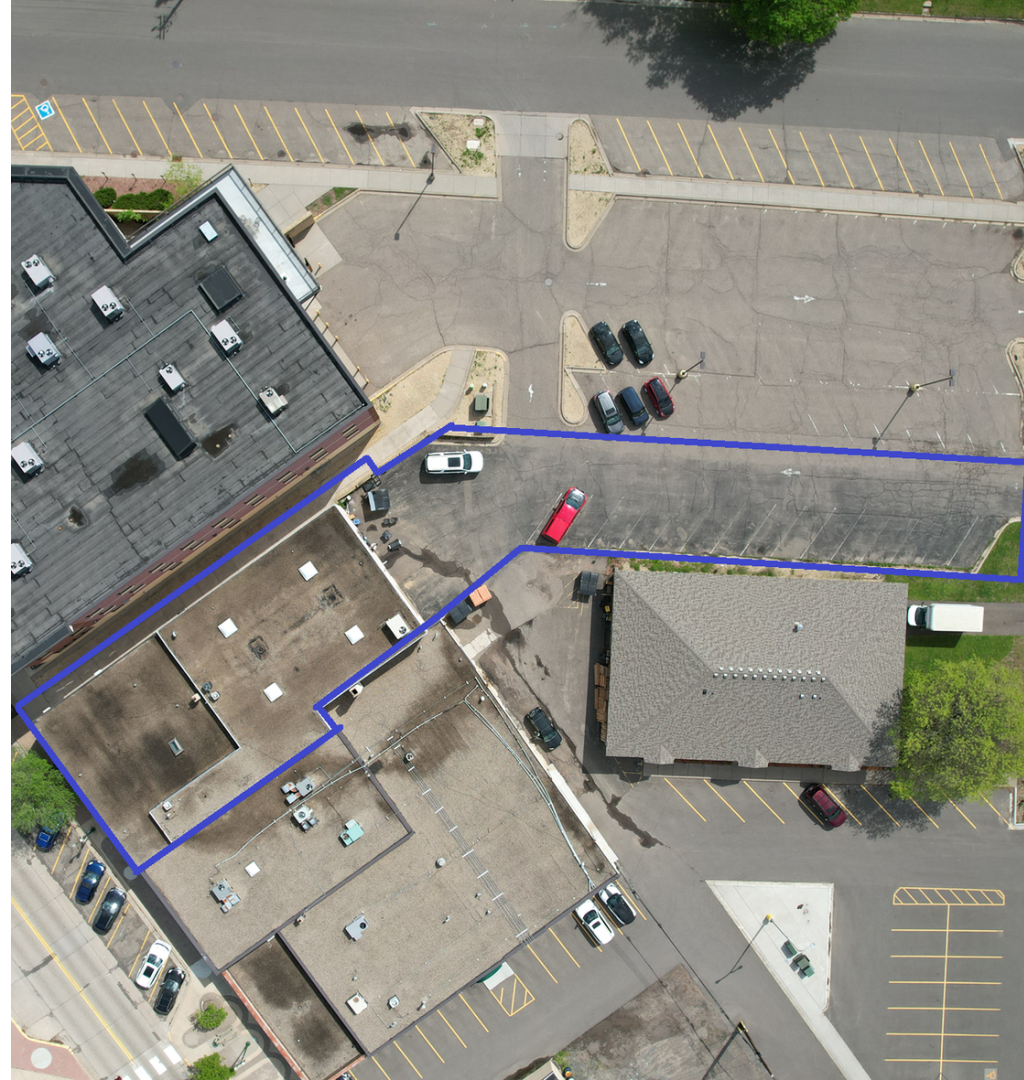


2576-2580 7th Ave E

North St Paul, MN 55109



EXTERIOR



BRIAN SCHOLTEN

651-321-8006

Brian@smallbayproperties.com

ANDREW MOLITOR

763-515-4235

Andrew@smallbayproperties.com

2576-2580 7th Ave E

North St Paul, MN 55109



VIRTUAL TOURS

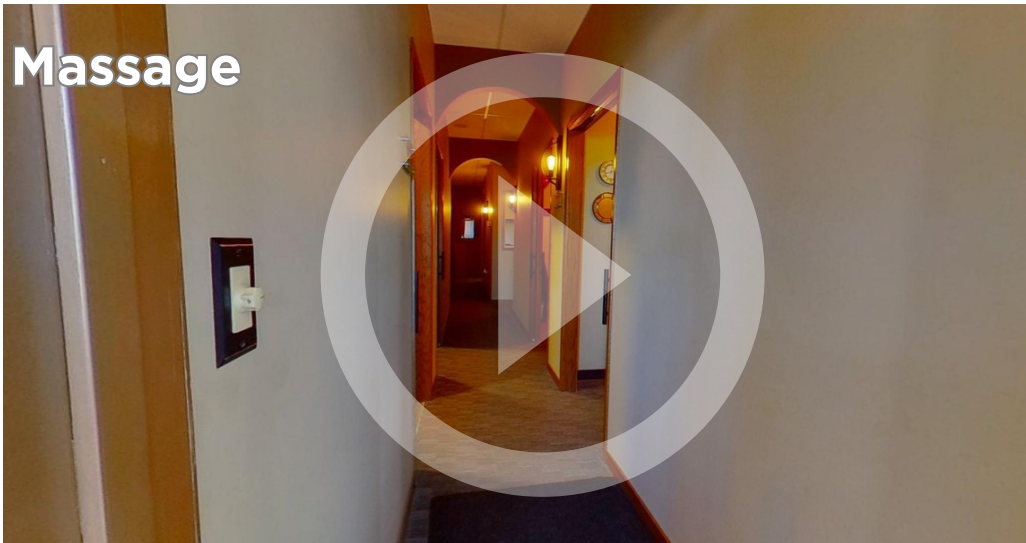
Apartments



Office/Warehouse



Massage



Salon



BRIAN SCHOLTEN

651-321-8006

Brian@smallbayproperties.com

ANDREW MOLITOR

763-515-4235

Andrew@smallbayproperties.com

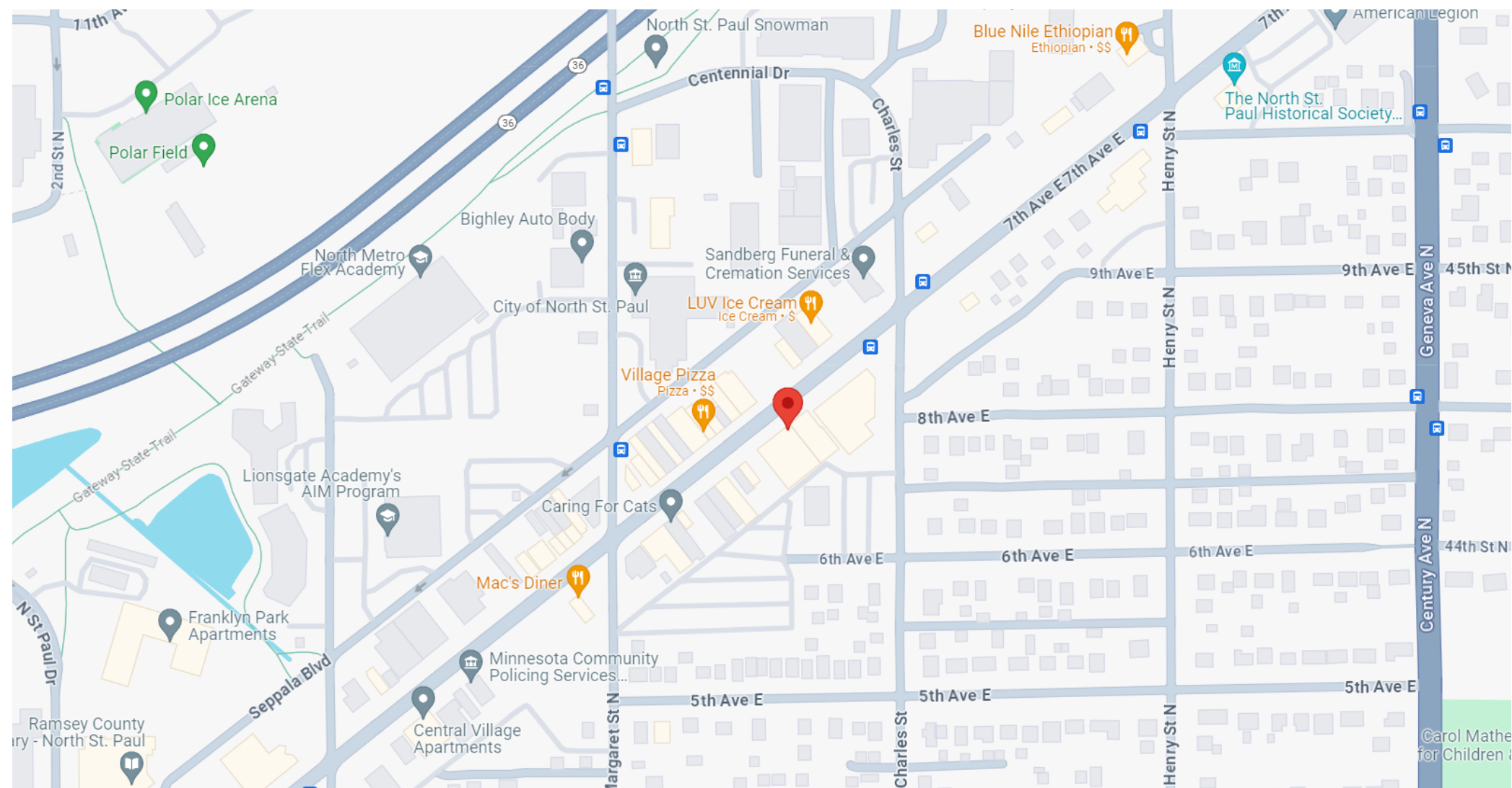
2576-2580 7th Ave E

North St Paul, MN 55109



SMALL BAY
PROPERTIES

MAP



BRIAN SCHOLTEN

651-321-8006

Brian@smallbayproperties.com

ANDREW MOLITOR

763-515-4235

Andrew@smallbayproperties.com