

FOR LEASE | 272 Snelling Avenue S • St. Paul

AVAILABLE IMMEDIATELY! HIGH VISIBILITY RETAIL LOCATION!



CONTACT BROKER FOR INFORMATION & TOUR

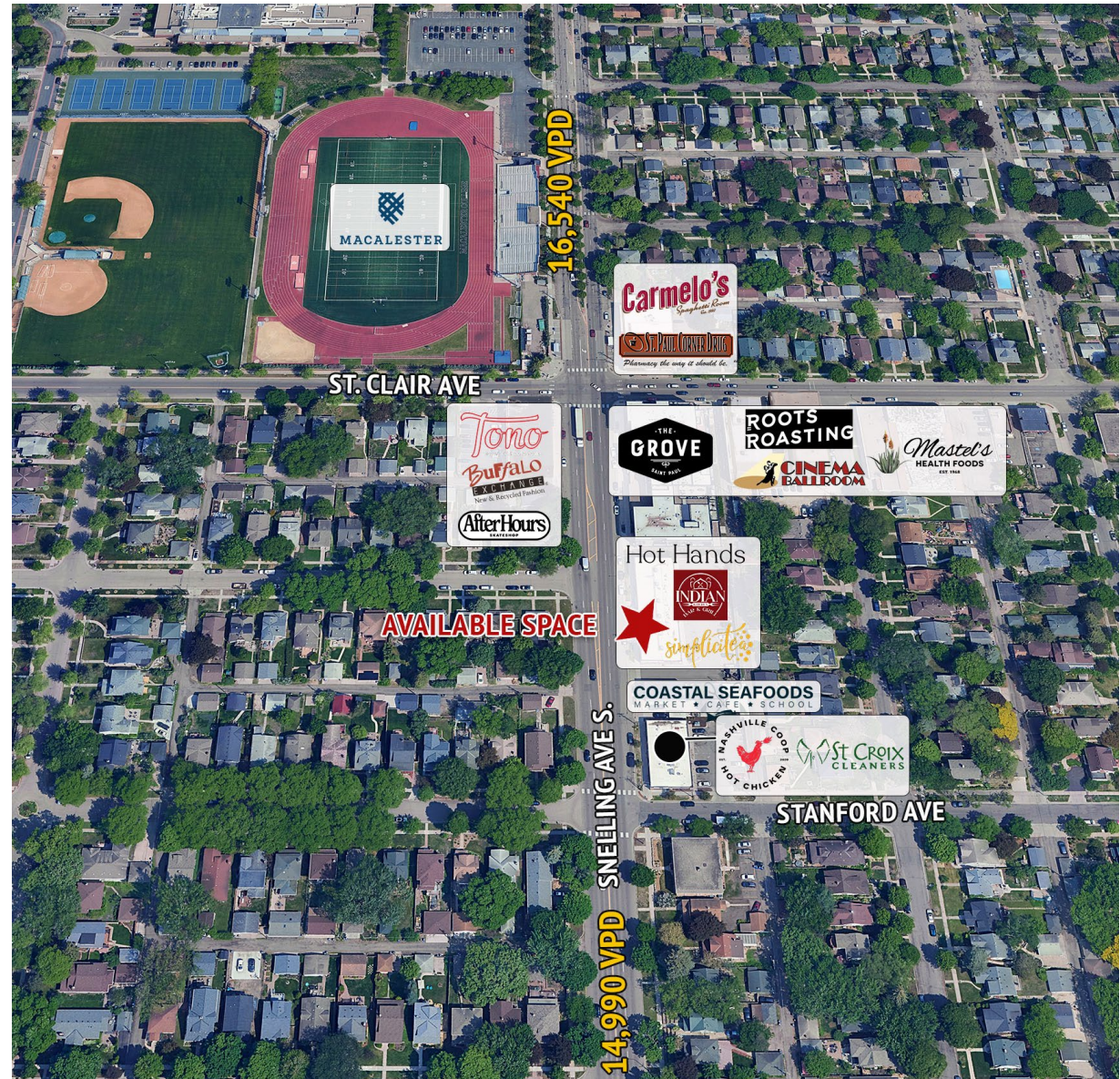
Ted LaFave • 612.875.3858 • tlafave@grandrea.com • www.grandrea.com

GRAND
REAL ESTATE ADVISORS

FOR LEASE | 272 Snelling Avenue S. • St. Paul, MN 55105

Plug & Play Location on a Proven Retail Corridor

- 1,369 SF
- Base Rent: Negotiable
- 2026 Tax & Operating Expenses: \$13.50
- Shared 36 Stall Parking Lot in Rear Lot. Off-Street Parking along Snelling and Stanford
- 1 ADA Restroom in Place
- Steps Away from Macalester College Campus (2,200 Enrolled Students)
- High Quality Finishes
- Former Eye Care Clinic
- Strong Daily Traffic Counts and Consistent Customer Flow
- Surrounded by Dense Residential Neighborhoods
- Excellent Transit Access and Regional Connectivity



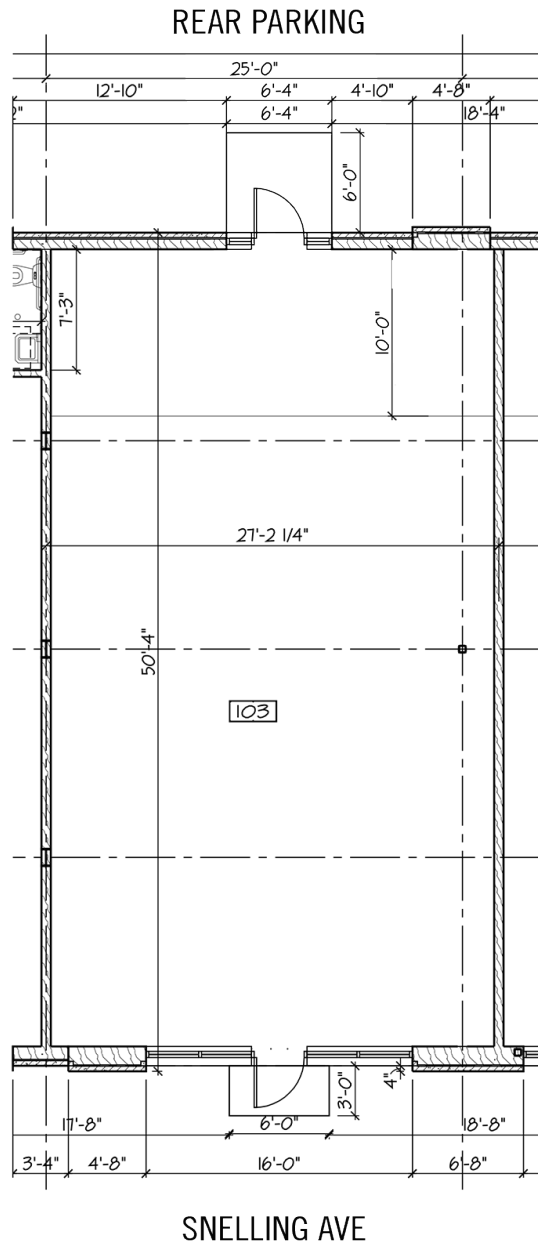
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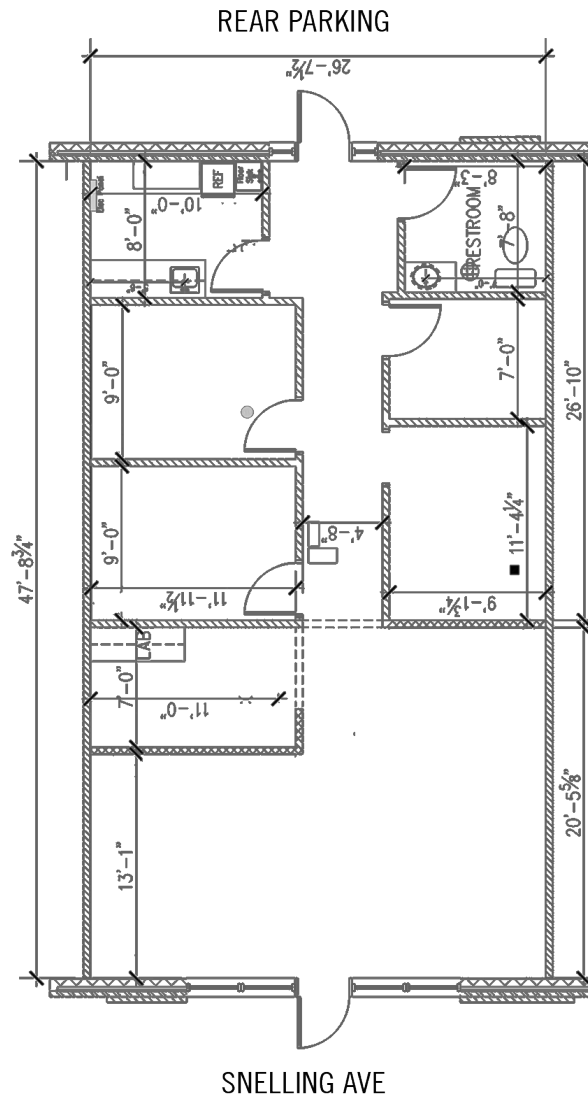
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SPACE PLAN



AS-BUILT



1,369 SF

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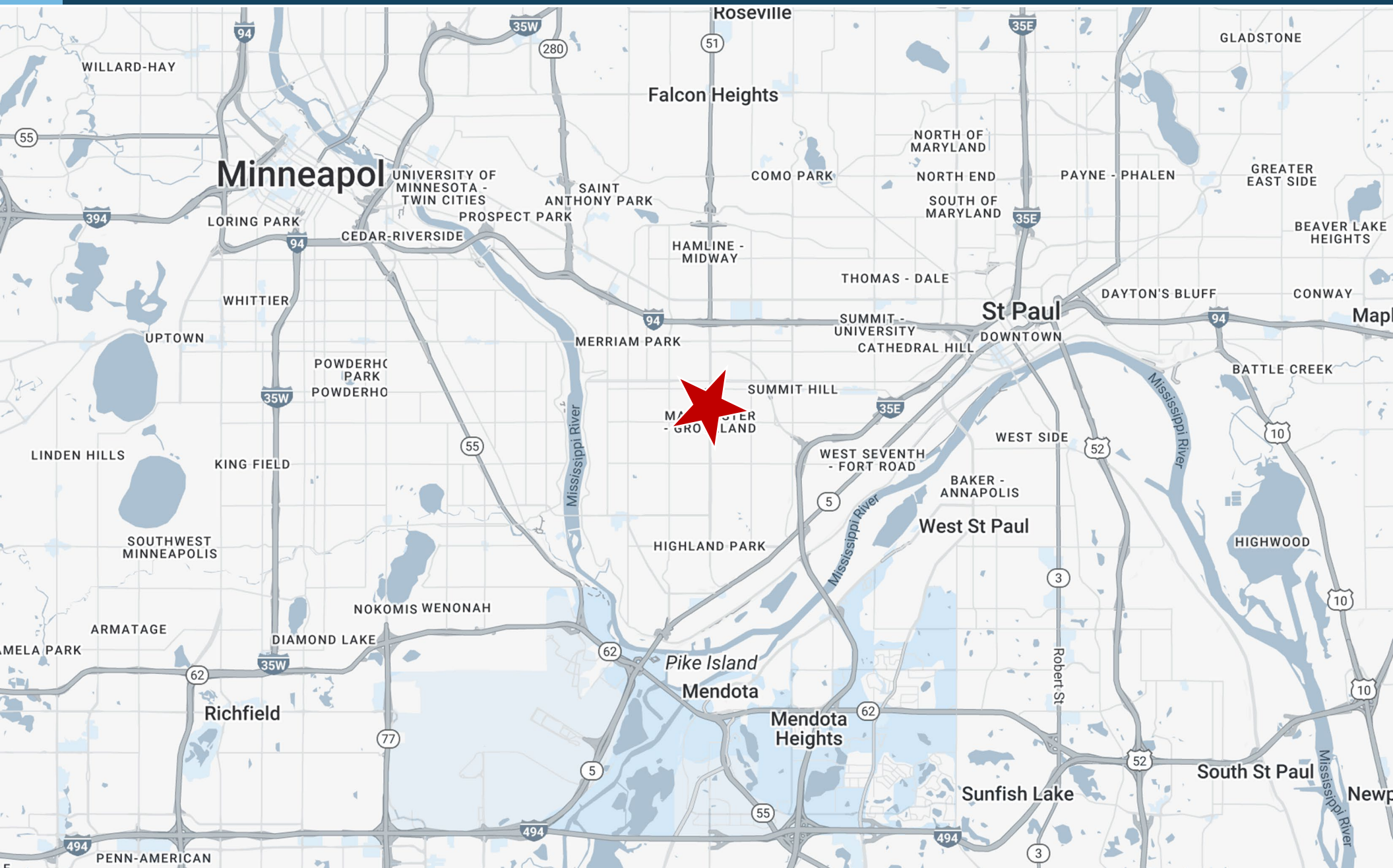


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