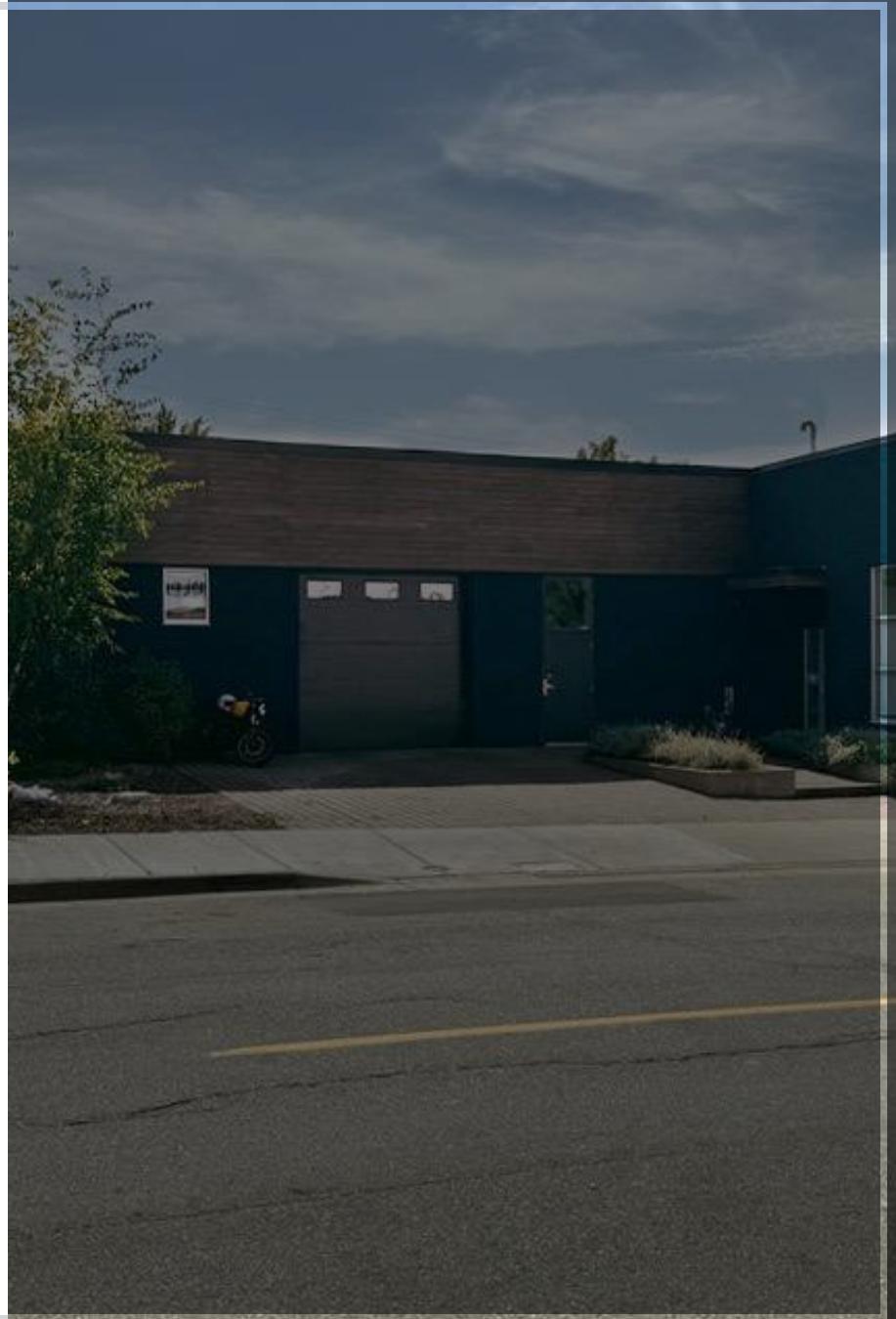


FLEX SPACE FOR SALE

1196 7th Street East

Freestanding 5,220 SF Flex Space
Owner User / Lease Option
2,000 Office added in 2017
3,200 Shop Space with 3 Drive In Doors
Zoned T-2
\$975,000 / 1031 Exchange

NAI Legacy





**5,220 SF | \$975,000
Office/Warehouse
Space**

Offering Procedure

Enter Offering Description here...

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, which NAI Legacy may, in its sole discretion, amend or update (provided that NAI Legacy has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to NAI Legacy as a condition of its receipt of this Offering Memorandum.

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

CHUCK HANNA
Vice President - Brokerage Services
NAI Legacy
612.250.1326
c.hanna@nailegacy.com

Distribution of Offering Materials and Review Period: All due diligence materials that will be provided will be made available through the Real Capital Markets website, www.rcm1.com.

Tour Dates: Private tours of the Buildings are being offered by appointment only. Please schedule your visit at your earliest convenience, by sending an email to any of the contacts above.

Initial Offers Due: The official offer date will be determined and communicated via the RCM website at a later date.



**5,220 SF | \$975,000
Office Space**

Offering Procedure

The subject of this offering is an approximately Office building, situated on approximately 14,593 SF of land. The current asking price is \$975,000.

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, which NAI Global may, in its sole discretion, amend or update (provided that NAI Global has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to NAI Global as a condition of its receipt of this Offering Memorandum.

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

NAILegacy

Chuck Hanna
O: 612 250 1326
c.hanna@nailegacy.com
MN #40945311

Distribution of Offering Materials and Review Period:

All due diligence materials that will be provided will be made available through the Real Capital Markets website (www.rcm1.com).

Tour Dates:

Private tours of the Property are being offered by appointment only. Please schedule your site visit at your earliest convenience, by sending an email to FirstName LastName at FirstName.LastName@naiglobal.com.

Initial Offers Due:

The official bid date will be determined and communicated via the RCM website at a later date. To ensure confidentiality and accuracy, offers will only be accepted via the Offer Room located on the Real Capital Markets website. No offering price has been established for this sale. NAI Global encourages all prospective purchasers to review the offer instructions prior to the Offer Date and contact FirstName LastName at FirstName.LastName@naiglobal.com should they have any questions.



For Sale

5,220 SF | \$975,000
Office Space



Property Highlights

- 5,220 SF building
- 2,000 sqf Office and 3,200 sqf of Shop/Warehouse
- Built in 1947
- Renovated in 2017
- 8 Parking Spots Behind Building
- Fenced in Area Behind Building
- Zoned T2
- Located in Saint Paul area



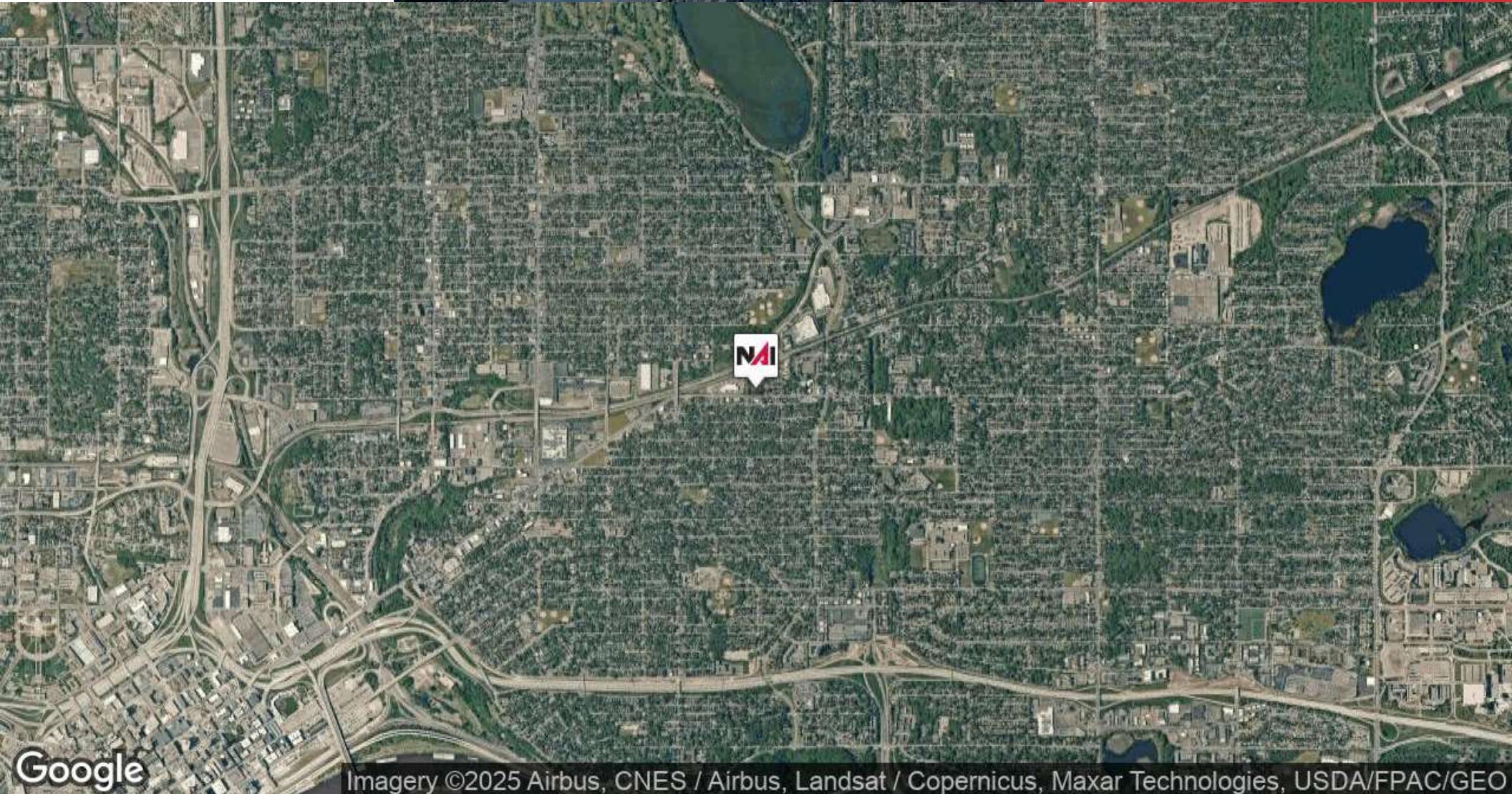
OFFERING MEMORANDUM

1196 7th St E, Saint Paul, MN 55106

NAILegacy



5,220 SF | \$975,000
Office Space



Google

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OFFERING MEMORANDUM

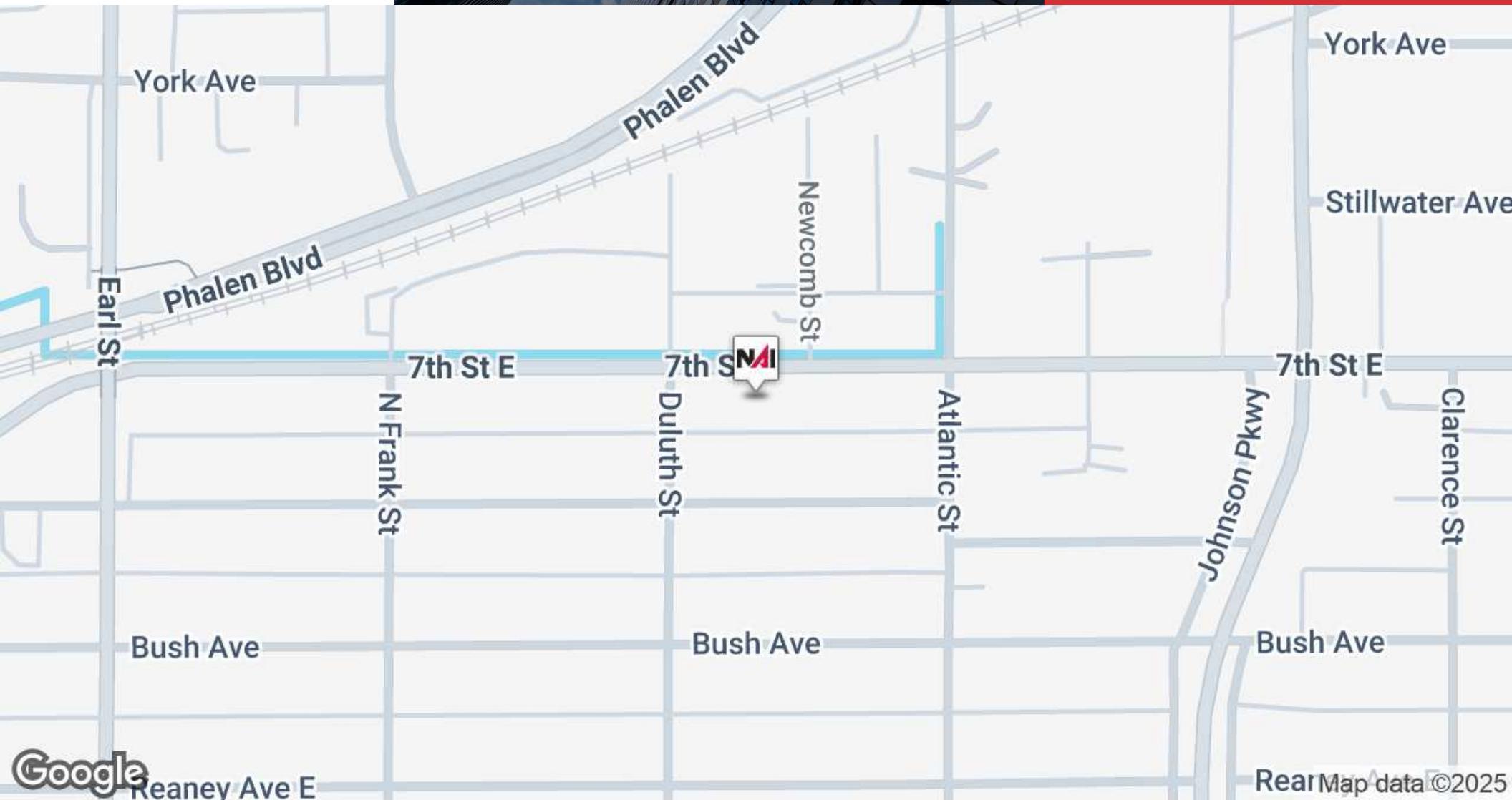
1196 7th St E, Saint Paul, MN 55106

All information furnished by NAI Legacy is from sources judged to be reliable, however, no warranty or representation is made to its accuracy or completeness. The Property is subject to price change, prior sale, or lease and withdrawal from the market, all without notice.

NAILegacy



5,220 SF | \$975,000
Office Space



OFFERING MEMORANDUM

1196 7th St E, Saint Paul, MN 55106

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5,220 SF | \$975,000
Office Space

Sale Price \$975,000

Location Information

Building Name	1196 7th Street East
Street Address	1196 7th St E
City, State, Zip	Saint Paul, MN 55106
County	Ramsey

Building Information

Building Size	5,220 SF
Building Class	A
Tenancy	Single
Ceiling Height	12 ft
Minimum Ceiling Height	11 ft
Number of Floors	1
Average Floor Size	5,220 SF
Year Built	1947
Year Last Renovated	2017
Condition	Excellent
Roof	New Roof in 2017
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Finished Concrete

Property Information

Property Type	Office
Property Subtype	Office Warehouse
Zoning	T2
Lot Size	14,593 SF
APN #	282922440219

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	8

Utilities & Amenities

HVAC	Radiant Floor Heat in offices area. Shop and tool space each have separate overhead heating units
Leed Certified	No
Restrooms	1 - ADA 1 - Shop Bathroom
Landscaping	Paver Parking in front, landscaped with native trees and shrubs

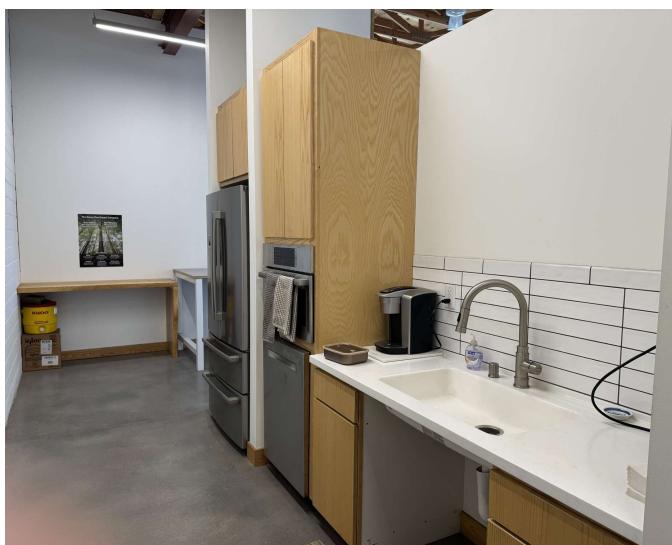
OFFERING MEMORANDUM

1196 7th St E, Saint Paul, MN 55106

NAILegacy

For Sale

5,220 SF | \$975,000
Office Space



OFFERING MEMORANDUM

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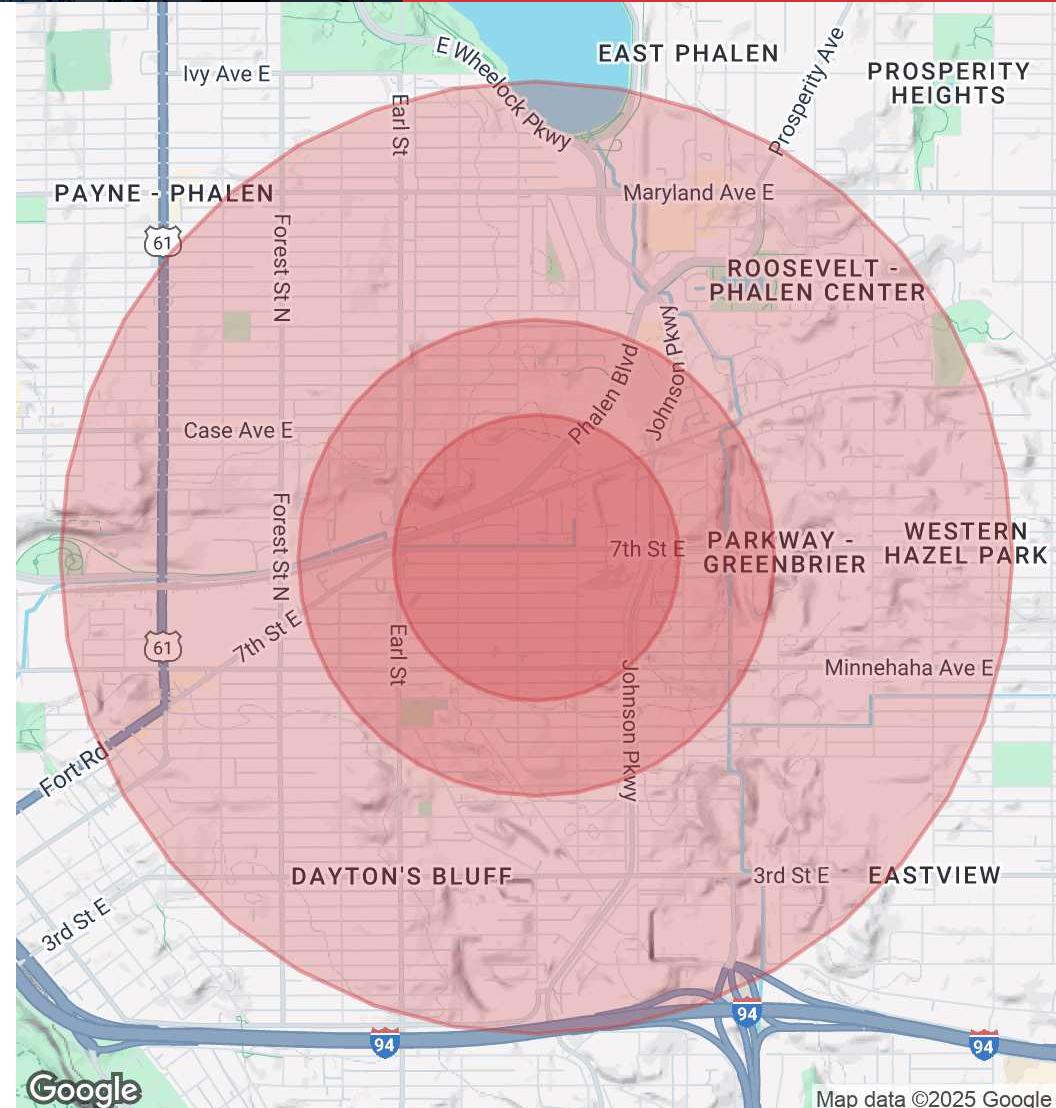
For Sale

5,220 SF | \$975,000
Office Space

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,682	6,846	29,173
Average Age	31	31	33
Average Age (Male)	30	31	32
Average Age (Female)	31	32	33

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	774	1,995	9,140
# of Persons per HH	3.5	3.4	3.2
Average HH Income	\$75,363	\$75,409	\$71,658
Average House Value	\$241,104	\$270,558	\$250,630

Demographics data derived from AlphaMap



OFFERING MEMORANDUM

1196 7th St E, Saint Paul, MN 55106



Chuck Hanna

Vice President - Brokerage Services

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c.hanna@nailegacy.com