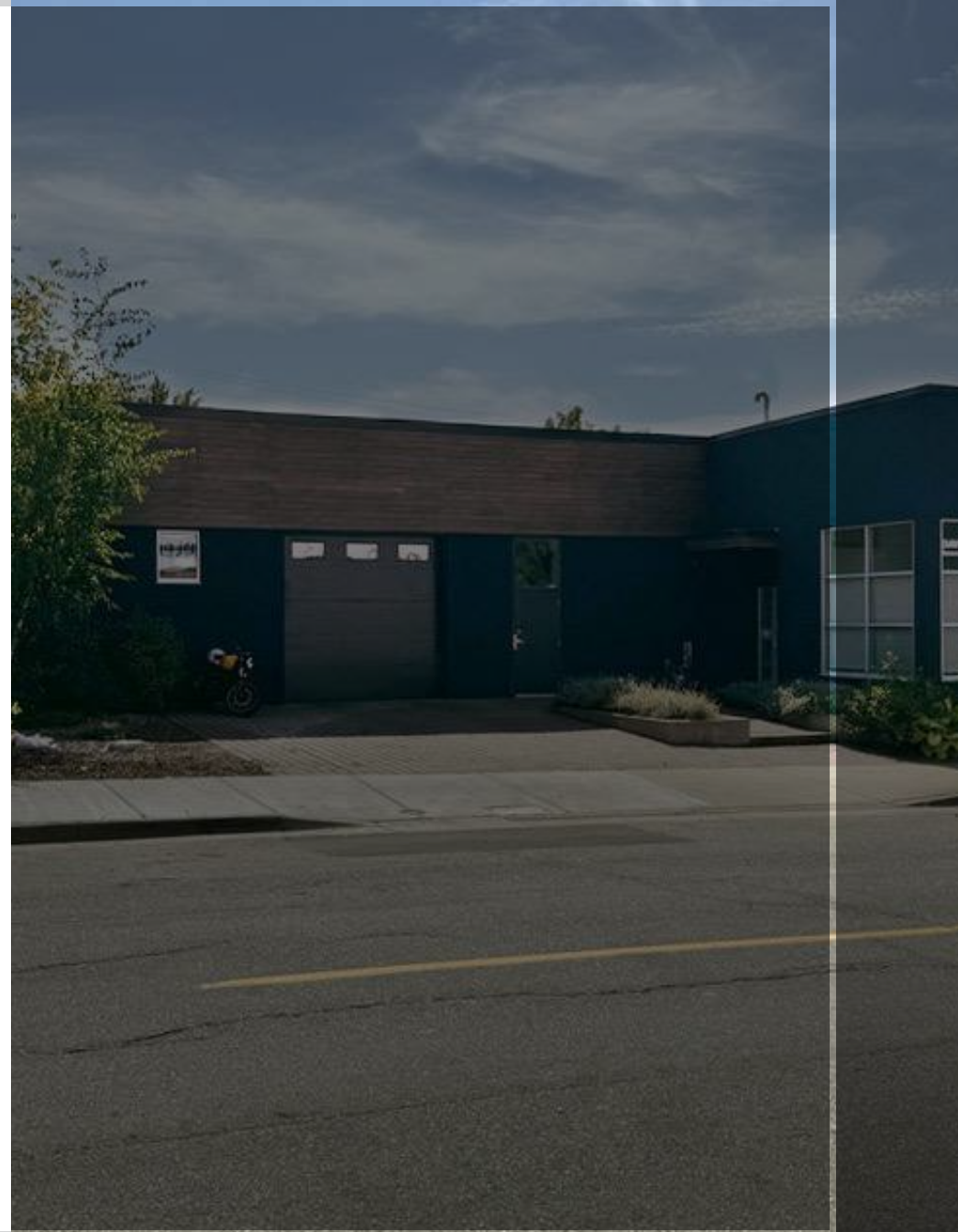


**FLEX SPACE FOR SALE**

**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](http://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.

**OFFERING MEMORANDUM**

**1196 7th St E, Saint Paul, MN 55106**

## 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:



**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](http://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 [FirstLast@naiglobal.com](mailto:FirstLast@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 [FirstLast@naiglobal.com](mailto:FirstLast@naiglobal.com) should they have any questions.



### 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



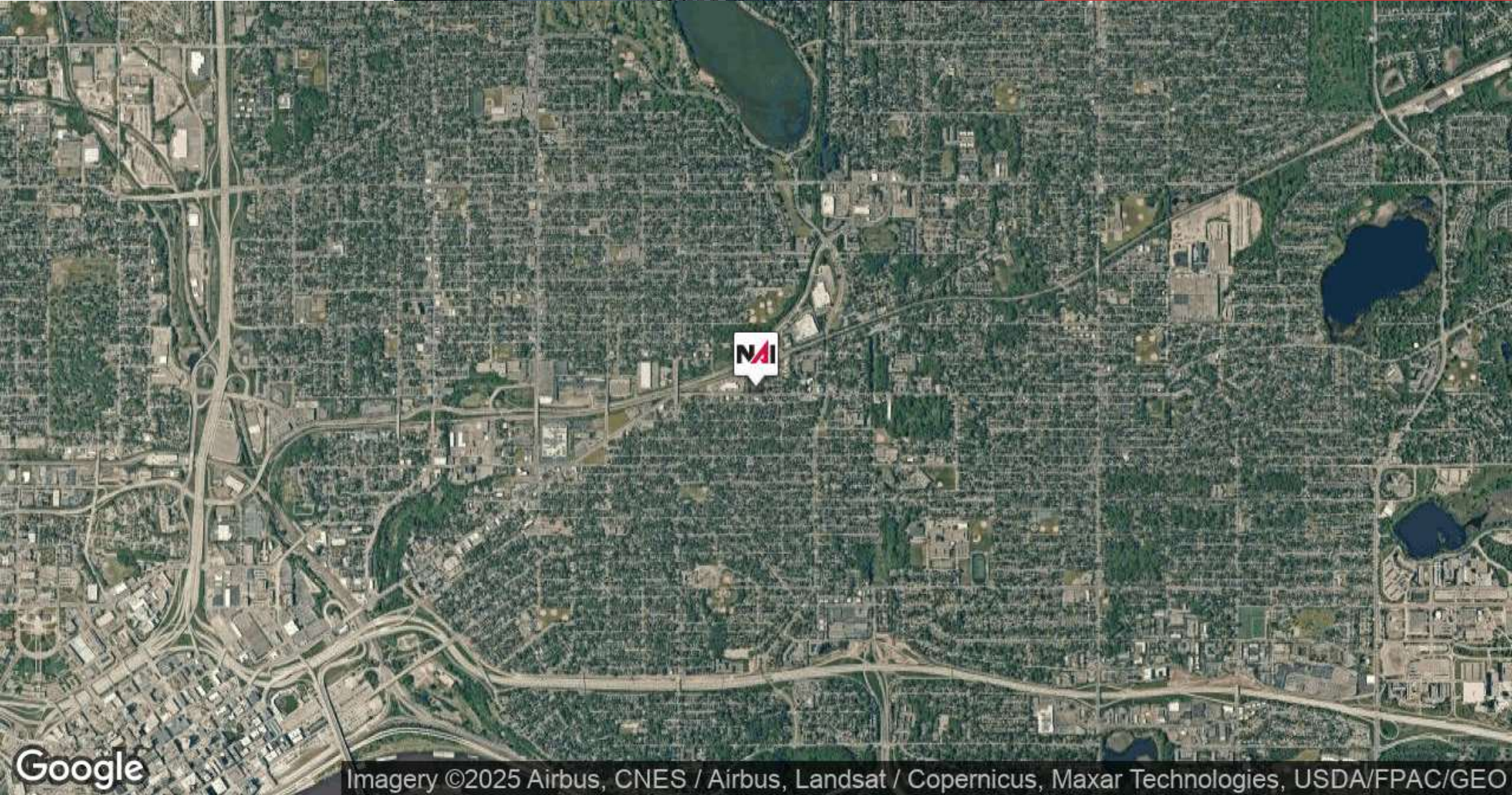
**OFFERING MEMORANDUM**

**1196 7th St E, Saint Paul, MN 55106**

**NAI**Legacy

For Sale

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



**OFFERING MEMORANDUM**

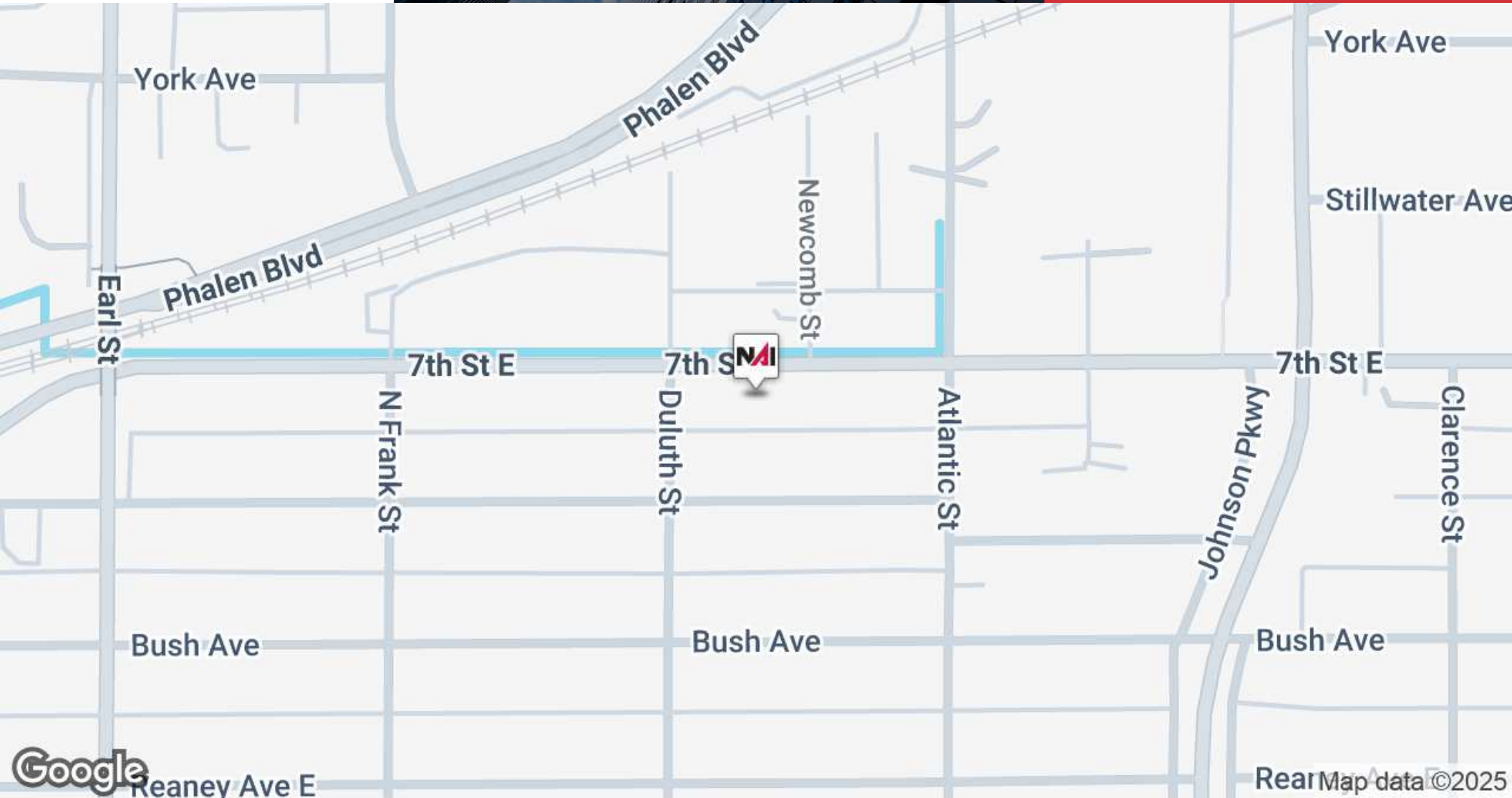
**1196 7th St E, Saint Paul, MN 55106**

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.



For Sale

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



**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.



# For Sale

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

## Sale Price

**\$975,000**

## Location Information

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

## Building Information

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

## Property Information

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

## Parking & Transportation

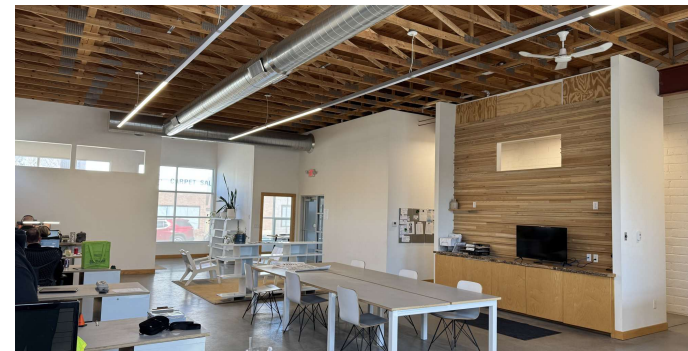
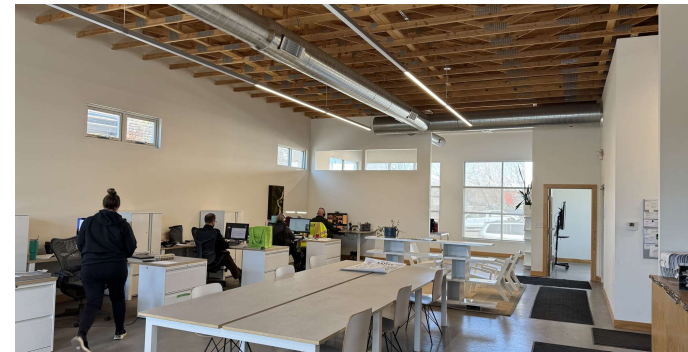
<b>Parking Type</b>	Surface
<b>Number of Parking Spaces</b>	8

## Utilities & Amenities

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

### OFFERING MEMORANDUM

**1196 7th St E, Saint Paul, MN 55106**



**OFFERING MEMORANDUM**

1196 7th St E, Saint Paul, MN 55106





# For Sale

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

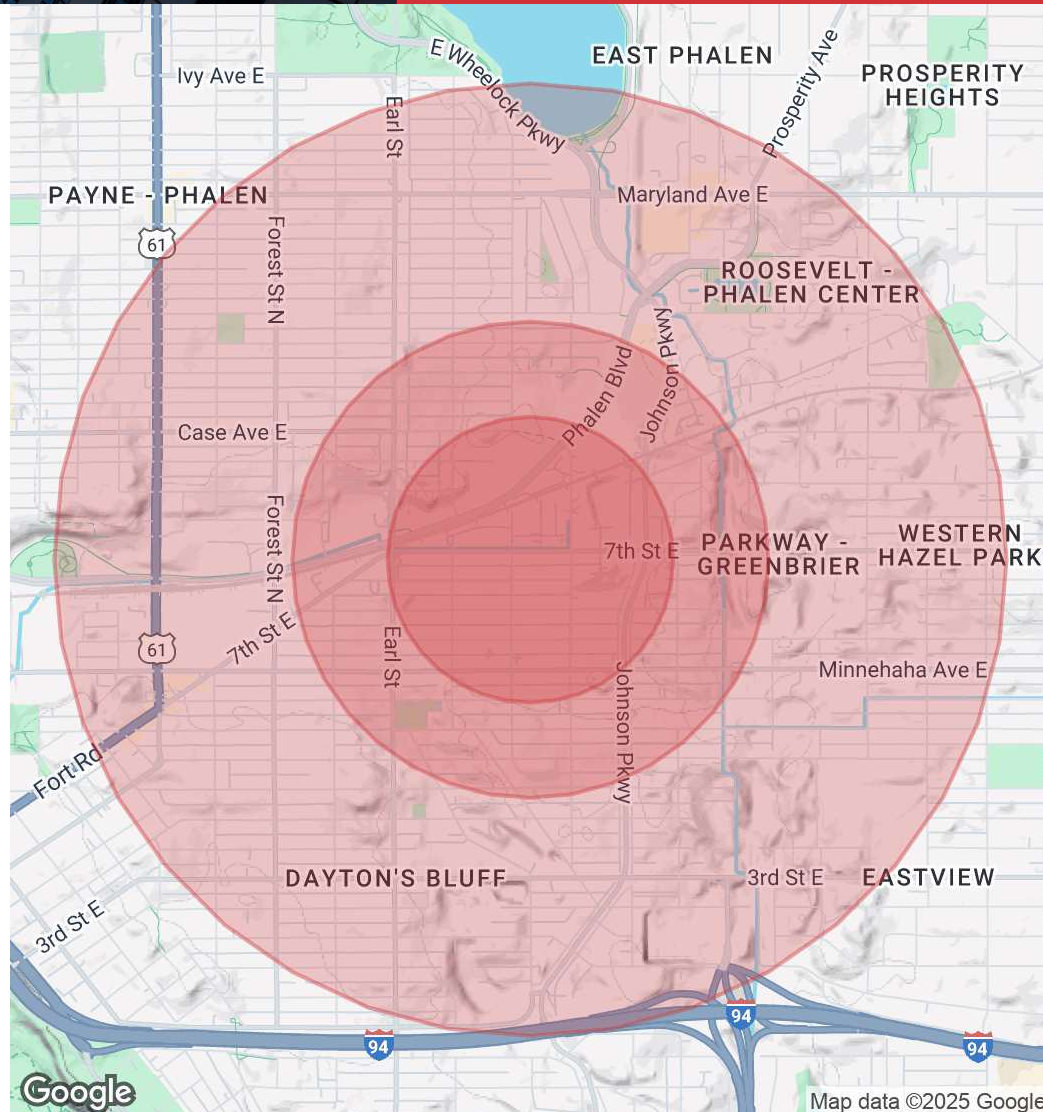
## Population

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

## Households & Income

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

*Demographics data derived from AlphaMap*



### OFFERING MEMORANDUM

1196 7th St E, Saint Paul, MN 55106



**NA**Legacy

**Chuck Hanna**

**Vice President - Brokerage Services**

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Mobile: +1 612 250 1326

[c.hanna@nalegacy.com](mailto:c.hanna@nalegacy.com)