

OFFICE/RETAIL FOR SALE OR LEASE

444 12TH AVENUE N., SOUTH ST. PAUL, MN 55075

FOR SALE OR LEASE



OFFERING SUMMARY

AVAILABLE:	2,264 SF
SALE PRICE:	\$340,000
LEASE RATE:	Negotiable
TAX/CAM:	\$9.52 PSF/Yr
BUILDING SIZE:	2,264 SF
YEAR BUILT:	1958
CROSS STREETS:	South of Dwane St and North of 4th St N
PARKING:	Off Street
ZONING:	C-1: Retail Business District

PROPERTY OVERVIEW

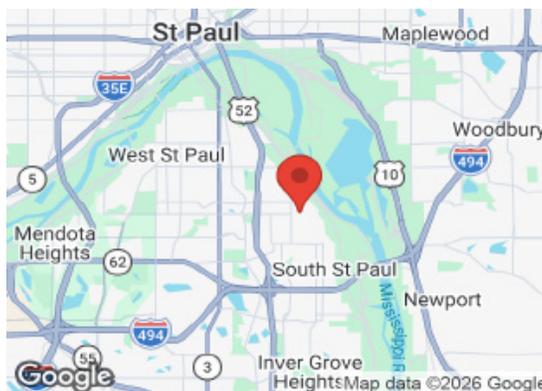
This Retail/Office building for Sale or for Lease offers a comfortable, professional environment, private offices, and an open collaborative or meeting area making this ideal for a range of tenants—from startups to established businesses. Off-street parking is available to accommodate business.

The building is conveniently positioned near Hwy 52 and I-494, and I-94 making it easily accessible for both employees and customers.

Area retailers include Target, Walmart Supercenter, Gertens, Hobby Lobby, Menards, Lowe's, The Home Depot, and a diverse variety of local and national restaurants.

PROPERTY HIGHLIGHTS

- Quick and Easy Access to I-494, I-94, and Hwy 52
- Flexible Zoning Allows for Multitude of Usages



AMK PROPERTIES TEAM

Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

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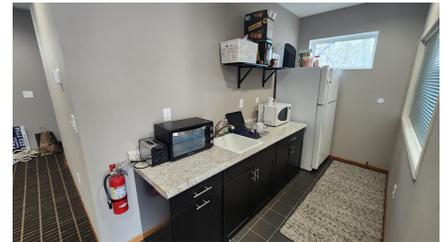
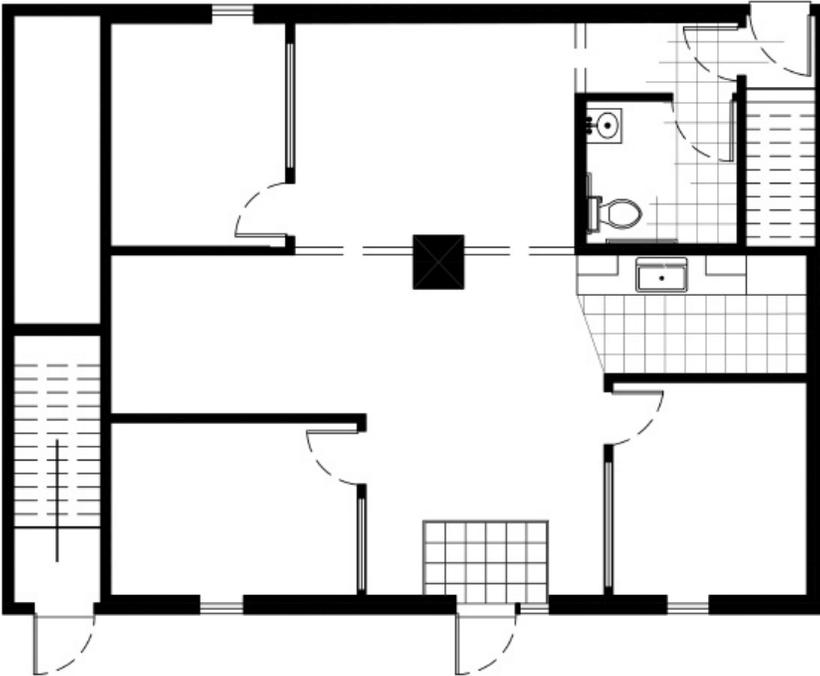


AVAILABLE SPACE

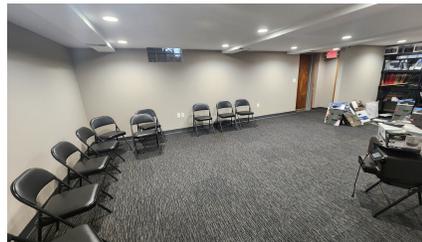
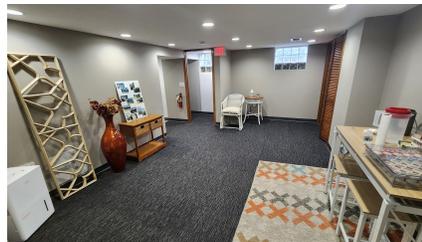
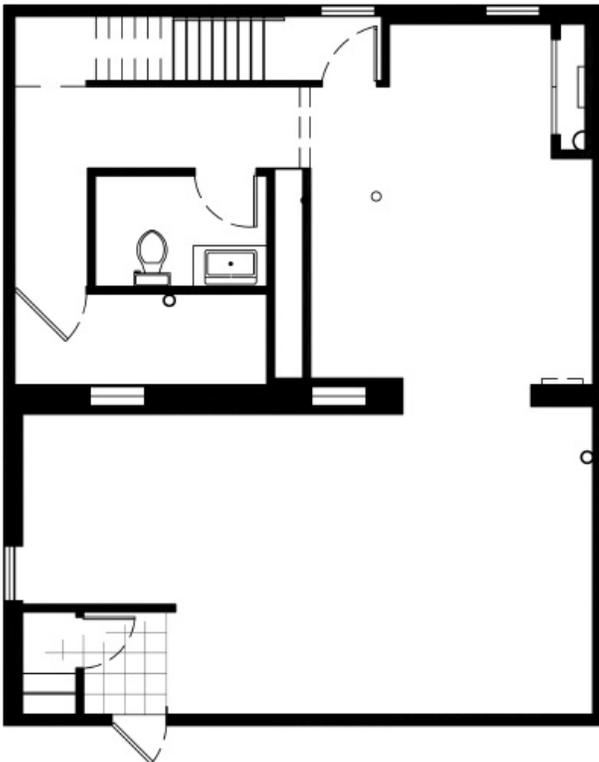
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2,264 SF

Main Level Plan



Lower Level Plan



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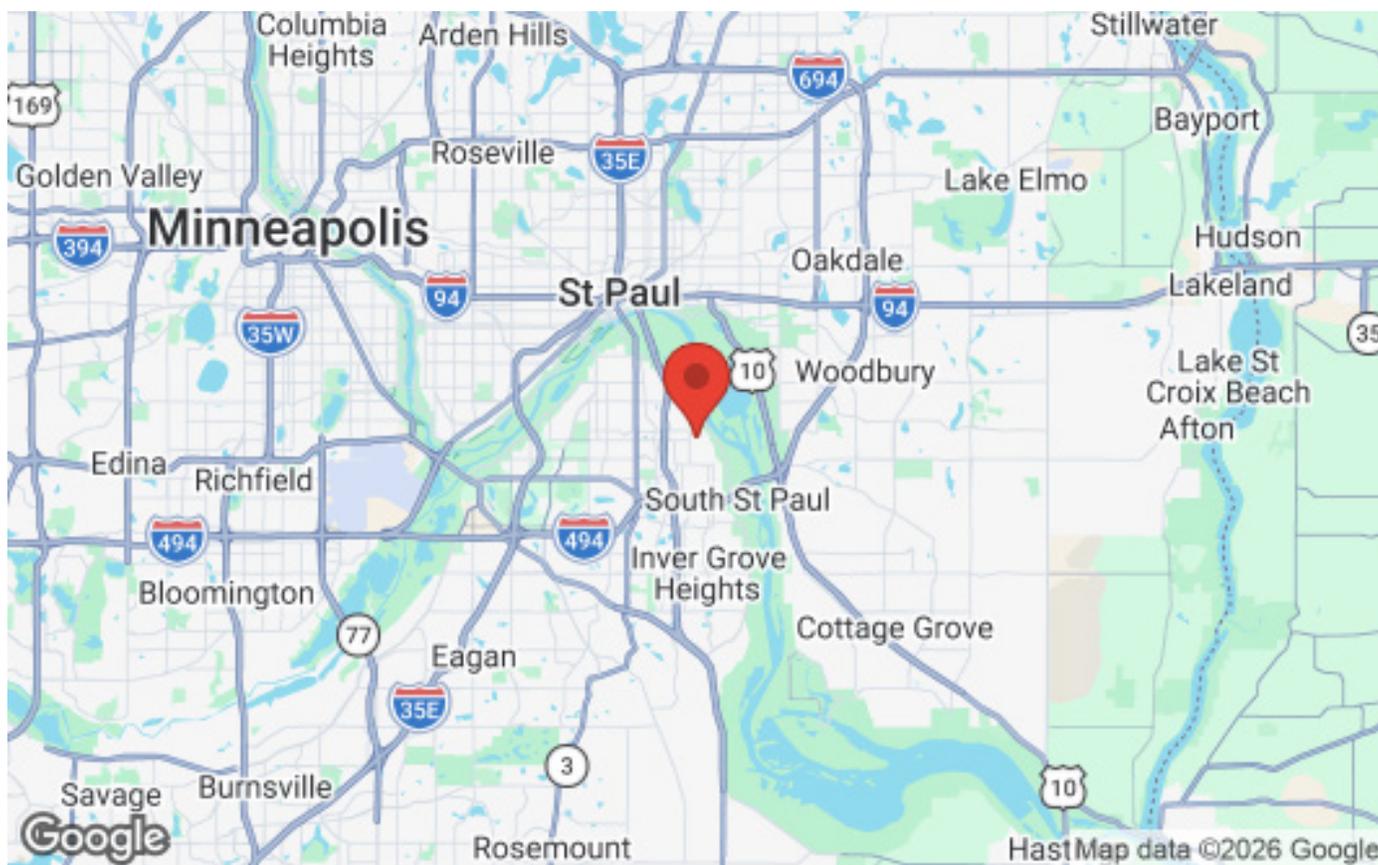
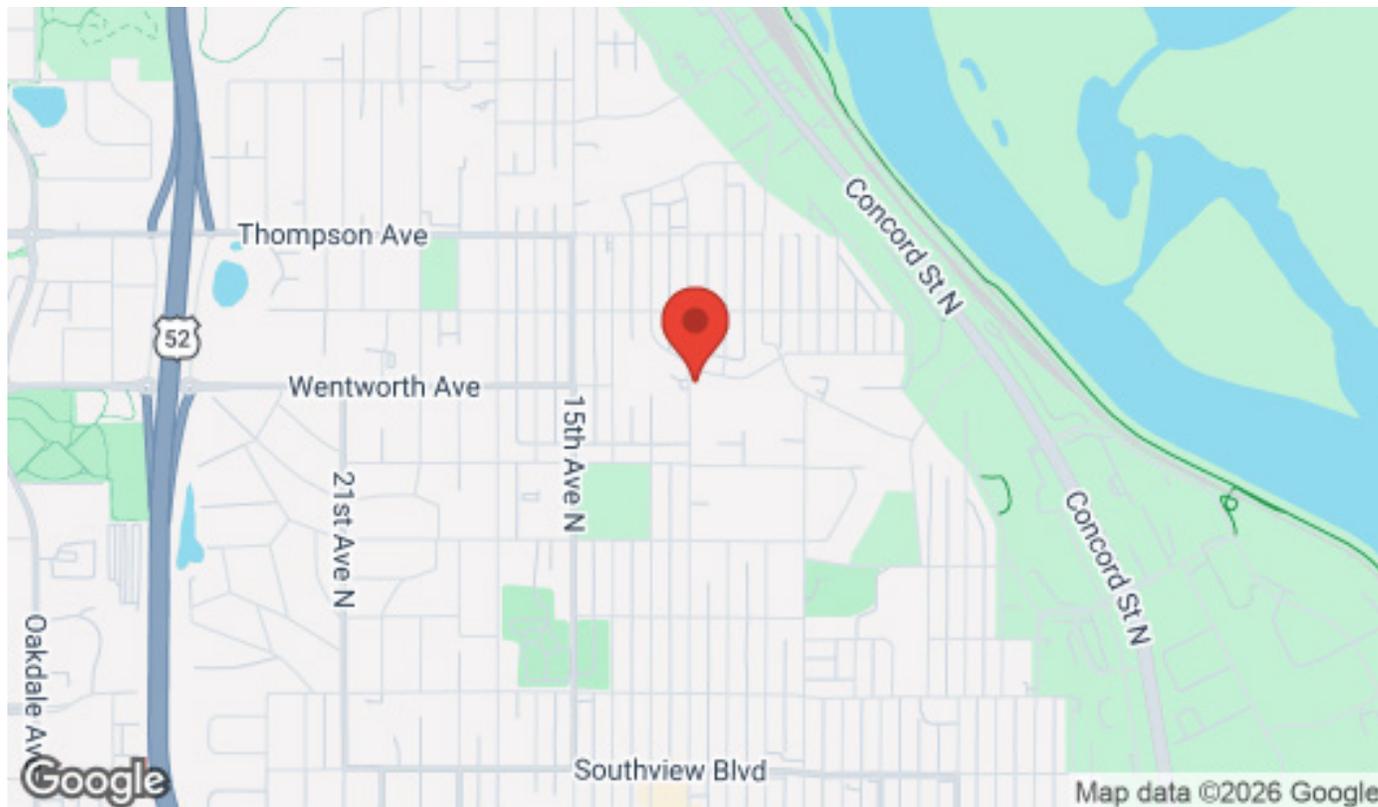
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LOCATION MAPS

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