

FOR SALE

The Grace Building

421 Wabasha Street North, St. Paul, MN 55102



Full Property Information at:
gracebldg.com

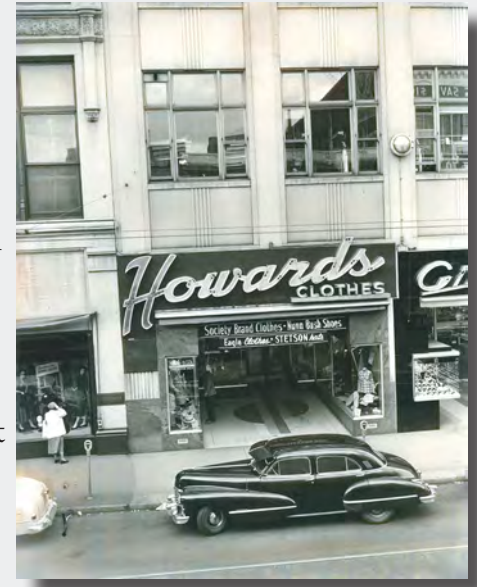
Property Features

- Located in an Opportunity Zone
- Principal Zoning B4 Central Business
- Located in the heart of Saint Paul
- 56,000 square foot central business district building
- Three story (plus full lower level) mixed-use 1941-built structure
- Approximate 14,000 square foot floor plates
- 0.34 acre downtown parcel with 100' of frontage on Wabasha and 150' on 7th Place Mall
- Terrazo floors
- Great natural light with large, operable windows
- Easy access from I-94, I-35E and Hwy 52
- Transit access via Green Line and bus routes
- Many retail and entertainment amenities nearby
- Great signage and branding opportunities
- Listing price **\$2,950,000**



History of The Grace Building

Since 1941 the Grace Building has been situated at the bustling corner of 7th and Wabasha in the heart of downtown St. Paul. Once home to Shuneman's and Howard's department stores, the building helped make up a vibrant retail district along the 7th Street corridor.



Legacy tenant Walgreens occupied a prominent corner from the 1940s to 2018, when shoppers arrived by streetcar to the bright theater lights of 7th Street. The Grace Building was also home to jewelers C.J. Silver and Gittelson's in the 1950s. Since retail made a departure from the upper floors of the Grace Building, several businesses and organizations have held their offices in the bright, high-ceilinged spaces.

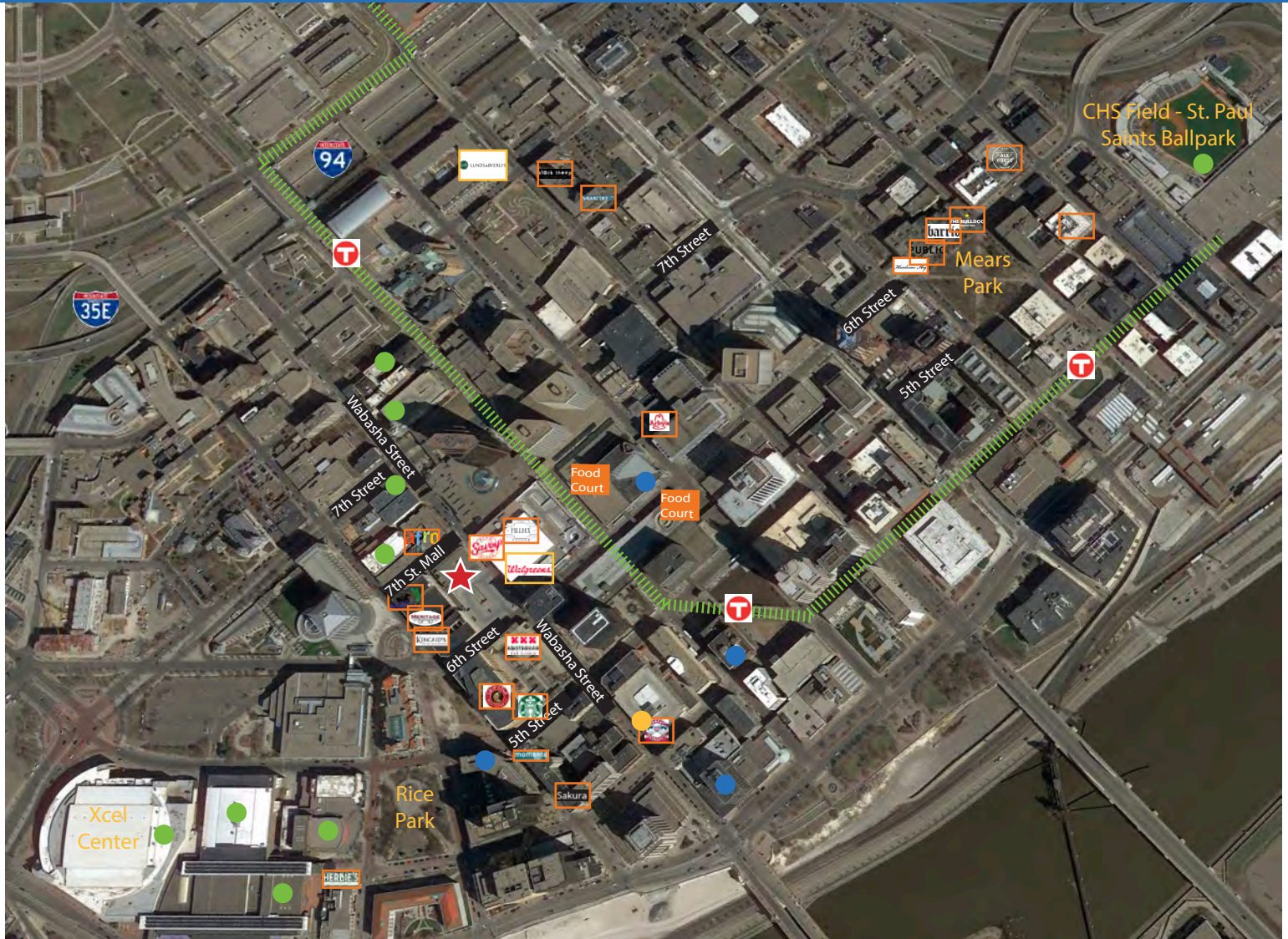


Today, the vibrancy of The Grace Building lives on overlooking the serene 7th Place pedestrian mall. The recently remodeled 2,500-seat Palace Theatre opened in early 2017, complimenting Park Square theatre and bolstering the area's entertainment options. Across Wabasha Street, the former Macy's building has been transformed into a state-of-the-art hockey facility for the Minnesota Wild, as well as new office, restaurant, and retail space.



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RESTAURANTS/BARS

- Afro Deli
- Amsterdam Bar & Hall
- Barrio
- Chipotle
- Erbert and Gerberts
- Handsome Hog
- Herbie's on the Park
- Kincaid's
- Loon Cafe St. Paul
- Meritage
- Momento Restaurant + Bar
- Ox Cart Ale House
- Pillbox Tavern
- Saint Dinette
- Sakura Restaurant & Bar
- Savoy Pizza

- Starbucks
- The Bulldog Lowertown

RETAIL/CONVENIENCE

- Candyland
- Lunds & Byerlys
- Walgreens

ENTERTAINMENT

- Children's Museum
- CHS Field
- Fitzgerald Theater
- History Theater
- Ordway Center
- Palace Theatre
- Roy Wilkins Auditorium

- Saint Paul RiverCentre
- Xcel Energy Center

HOTELS

- DoubleTree by Hilton
- Hotel 340
- Hyatt Place
- InterContinental
- Saint Paul Hotel



97/100
Walk Score



71/100
Transit Score



78/100
Bike Score

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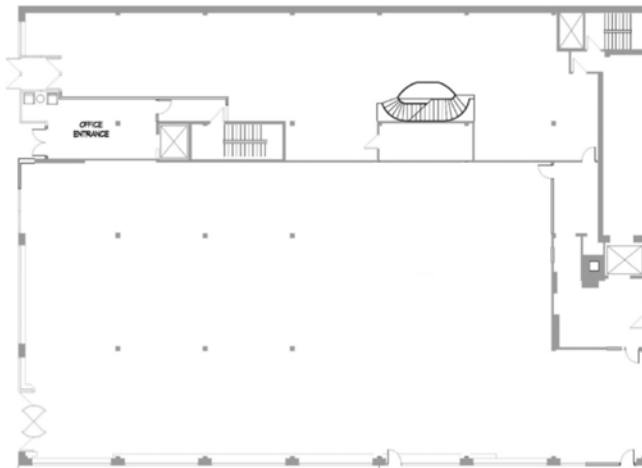
Parking

There is ample parking with ramps and on-street parking in close proximity.



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First Level - as built



Second Level - as built

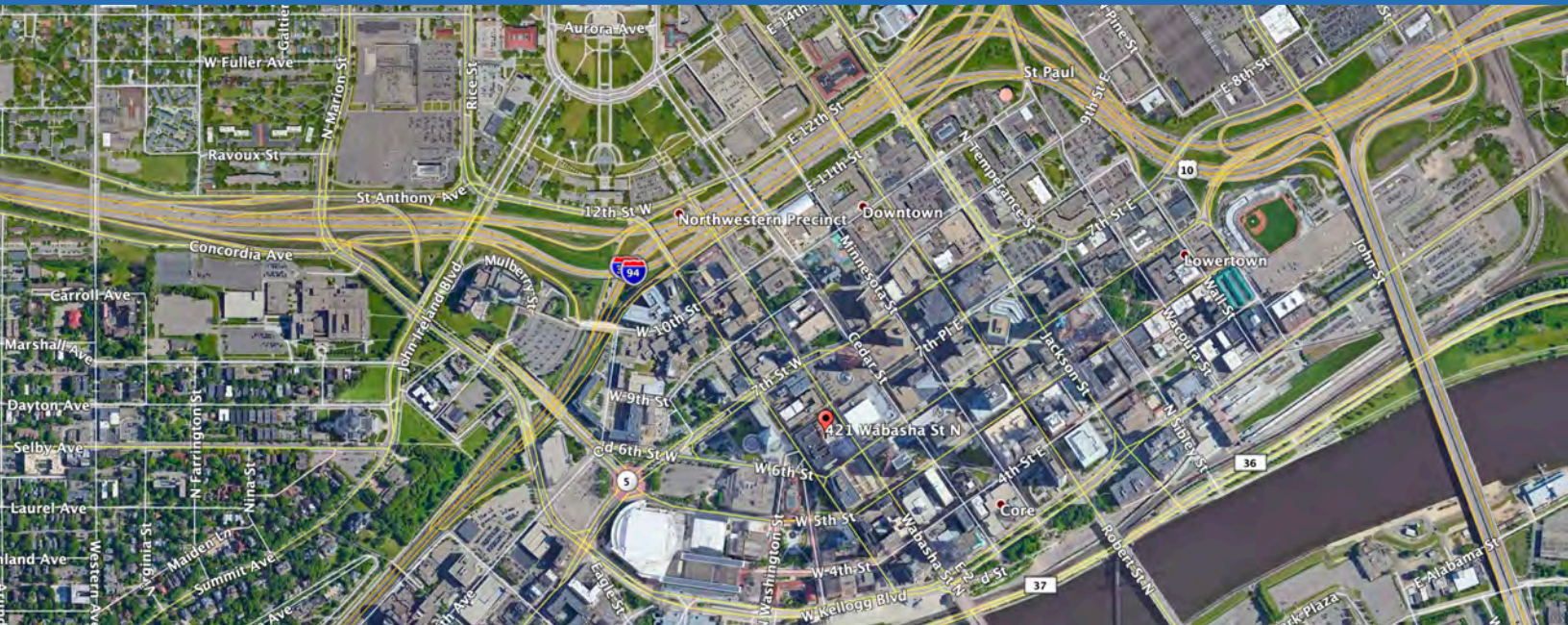
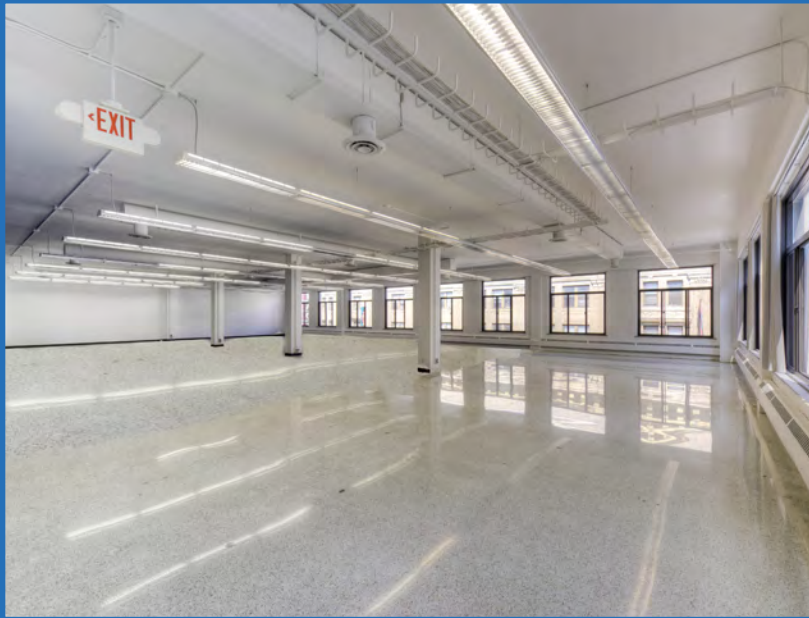


Third Level



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FOR MORE INFORMATION CONTACT:



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Video Tour

Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.