



Grand Ave Mixed Use

978 Grand Ave | Saint Paul, MN 55105

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Intro: Grand Ave & Chatsworth

- Prime mixed-use investment opportunity on Grand Avenue and Chatsworth in Saint Paul offered at **\$1,695,000.00**
- Just two blocks from Victoria Crossing, this historic brick corner property features two ground-floor retail spaces with long-term tenants, plus four well-maintained rental units above. Off-street parking in the rear adds convenience and value. A rare chance to own a stabilized, character property in one of Saint Paul's most vibrant retail corridors.



PROPERTY OVERVIEW

PROPERTY ADDRESS	978 Grand Ave, Saint Paul MN 55105
PROPERTY TYPE	MIXED USE 4 Apartments-UP 2 Retail- Main Floor
YEAR BUILT	1922 (Various Remodels)
SIZE	Approx 9,000 sqft
PRICE PSF	\$188.33
SITE AREA	± . 20 Acres (8,810 SQFT)
Parking	12 Off-Street Parking



INVESTMENT HIGHLIGHTS

- **Prime Grand Avenue location** – two blocks from Victoria Crossing, high foot and vehicle traffic corridor
- **Stabilized income stream** – long-term leases in place for both retail spaces
- **Mixed-use appeal** – two commercial suites plus four residential units above
- **Historic brick construction** – classic corner property with enduring character
- **On-site parking** – rare off-street parking in rear for tenants and customers
- **Strong rental market** – desirable Saint Paul neighborhood with consistent demand for retail and residential



Tenant Overview:

Mulberrys: Dry Cleaners & Laundry

- Lease Type: NNN
- Lease Term: 2009-2029
- Size: 1500 sqft
- Notes:
 - Long term tenant
 - 8 Locations in MN
 - Dry Cleaning done off-site.



Tenant Overview: Summit Hill Chiropractic and Physical Therapy

- Lease Type: NNN
- Lease Term: 2019-2031
- Size: 1500 sqft
- Notes:
 - Chiropractic and Physical Therapy
 - 5 Star Google Review



Apartments

- (4)-1 Bedrooms
 - (2)- 1+ bed, 1 bath, with office
 - (2)- 1 bed, 1 bath
- Long term tenants
- Avg in place rent: \$1065
- Laundry Room on main floor
- Hardwood Floors throughout



DISCLOSURE

- **AFFILIATED BUSINESSES**

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- **DISCLAIMER**

- While we have obtained this information from reliable sources, it is our recommendation that you complete a thorough due diligence investigation and verification of facts. This includes but is not limited to: sq ft, age, structure, mechanical, Federal, State and local compliance, condition, and lease terms

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner



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Schedule a tour

- Please reach out for Tour
- Buyers and Brokers are welcome and encouraged to tour the property prior to submitting offers.

Contact:

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