

# Office and Warehouse Space \$220,777



**1077 Payne Avenue  
St. Paul, MN 55101**

## Neighborhood Retail or Office

Spacious building located on the busy corner of Payne Avenue and Magnolia Street in St. Paul.

This property has been completely renovated including plumbing, HVAC, electrical and build-out. Perfect for any type of existing or startup business be it a fitness club, art gallery, or retail outlet. Almost anything you can think of would be great in this versatile building and location!

Additional features include off street parking, drive-in bay, 3,025 square feet of office space, 2,800 square feet of open inside warehouse space, and fenced-in outside storage.



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Contact:

**Ron Touchette** Broker

**612.435.7777**

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7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# Office and Warehouse Space For SALE

**1077 Payne Avenue  
St. Paul, MN 55101**

## Site Data



<b>Listing Price:</b>	\$220,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	1077 Payne Ave, St. Paul, MN 55130	
<b>PID Number:</b>	292922130035	
<b>Legal Description:</b>	North2/5 of Lots 1 and 2 and all of lot 3, Block 5 Arlington Hills Addition B40 & 45-49, St. Paul, Ramsey County, State of Minnesota	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
	DSL	Available
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	1	
<b>Foundation Size:</b>	5,825	
<b>Total SF</b>	5,825	3,025 office 2,800 warehouse
<b>Acres</b>	.2	
<b>Building Type:</b>	Stick Built / Stucco / Brick Exterior	
<b>Year Built:</b>	1914	
<b>Parking:</b>	4-5 spaces off street	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Great location on busy corner in St. Paul. Totally renovated including plumbing, electrical, HVAC & build-out.	

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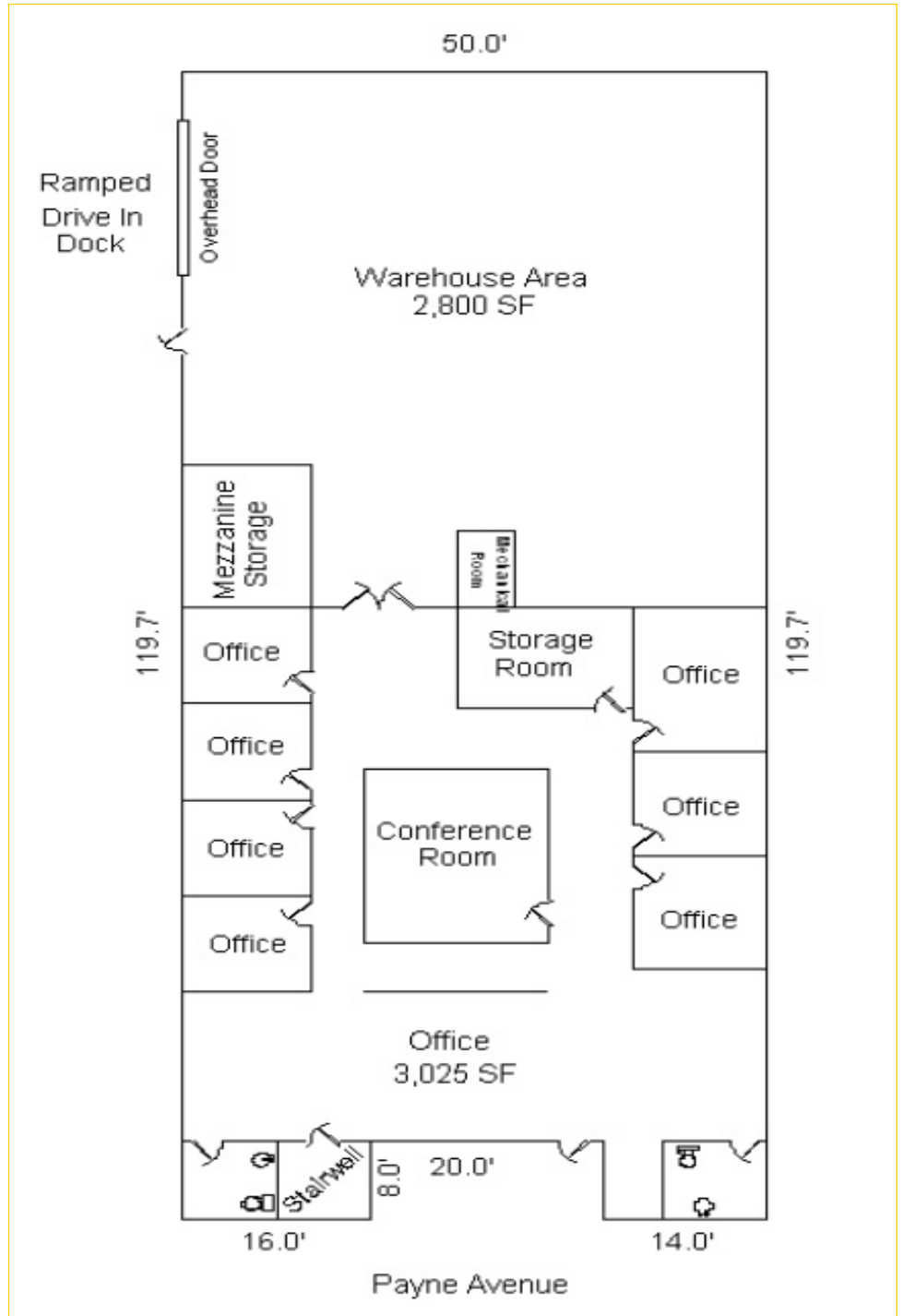
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# Office and Warehouse Space For SALE

1077 Payne Avenue  
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Leaseholds



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# Office and Warehouse Space SALE

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St. Paul, MN 55101**

## Demographics

## Community-at-a-Glance

County Seat:

**Ramsey**

Population:

**21,969**

Median Age:

**28.5**

Average Family Size:

**3.77**

Median Single Family

Home Value:

**\$82,400**

Median Household Income:

**\$31,155**

Commute Time (minutes):

**21.8**

*\*2000 US Census Data*

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2008 ROCK SOLID Commercial.

*Last Updated: Tuesday, September 21, 2010*

General Characteristics	Number	Percentage
Total population 55101	21,969	—
<i>Male</i>	11,067	50.4
<i>Female</i>	10,902	49.6
Median age (years)	28.5	—
<i>Under 5 years</i>	1,952	8.9
<i>18 years and over</i>	14,808	67.4
<i>65 years and over</i>	1,902	8.7
Average household size	2.53	—
Average family size	3.77	—
Total housing units	8,830	—
Social Characteristics	Number	Percentage
Population 25 years and over	12,324	—
<i>HS graduate or higher</i>	9,406	76.3
<i>Bachelor's degree or higher</i>	2,829	23.0
Male, now married	2,891	37.3
Female, now married	2,833	36.3
Economic characteristics	Number	Percentage
In labor force	9,661	63.3
Mean travel time to work (minutes)	21.8	—
Median household income (dollars)	31,155	—
Median family income (dollars)	36,031	—
Per capita income (dollars)	15,913	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	1,998	—
<i>Median value (dollars)</i>	82,400	—
Median of selected monthly owner costs with mortgage (dollars)	858	—

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