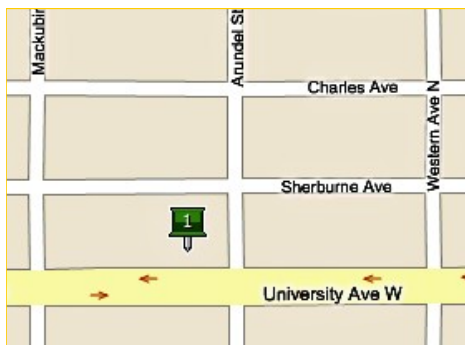


Multi Use on Future Light Rail \$575,000



**455-459 University
St. Paul, MN**

Great Multi-Use Property with Upstairs Apartment!



Live and work—and lease extra units for monthly income!

Nice, clean building in excellent condition on University Avenue just east of Dale Street. Perfect for someone who wants to run a business out of part of the building, lease the remainder for a monthly income, and live upstairs.

The main level is 9,270 square feet consisting of 15 retail units, common area hallways and public restrooms. The retail units range in size from 220SF to 1,809SF. The upper level is a three bedroom 1,400SF apartment with lots of room and dramatic vaulted ceilings.

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Contact:

Kurt Nowacki Realtor®

612.227.6163

kurt@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

Multi Use on Future Light Rail \$575,000

Great investment—high daily traffic count and future light rail will enhance the value!

Superb location on University Ave West. Just a few blocks west of the capital, and easy Interstate 94 access. Ample *off and on* street parking space allows quick and efficient in and out access for your customers. Frequent bus service.

455-459 University St. Paul, MN

Site Data



Listing Price:	\$575,000	
Includes:	Building, land	
Location:	455 University Avenue West, St. Paul, MN 55103	
PID Number:	362923240229	
Legal Description:	Smiths Sub of Stinsns Div B9 1 Ex S 20 Ft For Ave Lots 11 Thru Lot 14 Blk 15	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
	AC	Central
Number of Buildings:	1	
Number of Floors:	2	
Number of Units:	Commercial	15
	Residential	1
Foundation Size:	9,270SF	
Total SF	10,670	
Acres	0.390	
Building Type:	Brick/Stone, Stucco	
Year Built:	1923	
Parking:	Lot with 16 spaces	
Occupied:	Partially	
Neighboring:	Commercial and Residential	
General:	Great for an owner who would like to run their business out of part of the building, live upstairs, and lease the rest to others. Excellent condition. High daily traffic count and future light rail will enhance the value. Sixteen off street parking spots	

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455-459 University St. Paul, MN

Demographics

Community-at-a-Glance

County Seat:

Ramsey

Population:

287,151

Median Age:

31.0

Average Family Size:

3.32

Median Single Family

Home Value:

\$105,400

Median Household Income:

\$38,744

Commute Time (minutes):

21.1

General Characteristics	Number	Percentage
Total population	287,151	—
<i>Male</i>	138,83	48.4
<i>Female</i>	148,288	51.6
Median age (years)	31.0	—
<i>Under 5 years</i>	21,747	7.6
<i>18 years and over</i>	209,324	72.9
<i>65 years and over</i>	29,647	10.3
Average household size	2.46	—
Average family size	3.32	—
Total housing units	115,713	—
Social Characteristics	Number	Percentage
Population 25 years and over	174,204	—
<i>HS graduate or higher</i>	145,922	83.8
<i>Bachelor's degree or higher</i>	55,788	32.0
Male, now married	46,803	44.0
Female, now married	46,717	40.0
Economic characteristics	Number	Percentage
In labor force	150,288	64.9
Mean travel time to work (minutes)	21.1	—
Median household income (dollars)	38,744	—
Median family income (dollars)	48,925	—
Per capita income (dollars)	20,216	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	53,423	—
<i>Median value (dollars)</i>	105,400	—
Median of selected monthly owner costs with mortgage (dollars)	952	—

*2000 US Census Data

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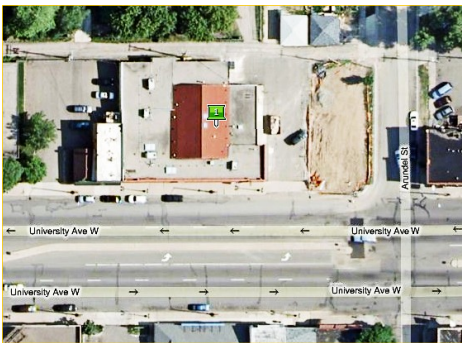
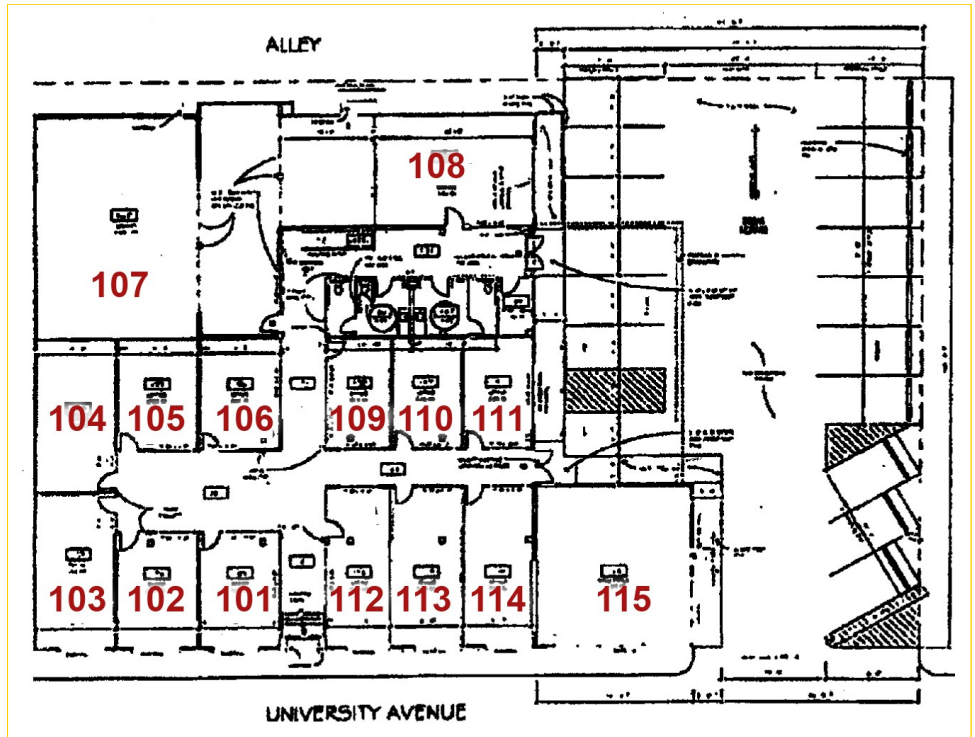
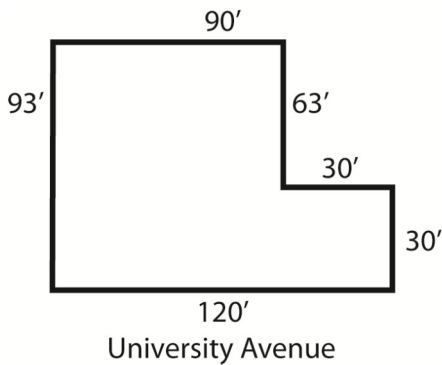
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St. Paul, MN**

Leasing Info



Suite	SF	Monthly Payment
Suite 101	240	\$369
Suite 102		LEASED!
Suite 103	420	\$365
Suite 104	420	\$365
Suite 105	240	\$369
Suite 106	240	\$369
Suite 107	1,809	\$1,575
Suite 108		LEASED!

Suite	SF	Monthly Payment
Suite 109	252	\$429
Suite 110	252	\$375
Suite 111	220	\$375
Suite 112	240	\$409
Suite 113	312	\$480
Suite 114	286	\$440
Suite 115	783	\$1,664
Residence	1,400	\$1,220

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Last Updated: Tuesday, June 15, 2010

Building features and amenities include:

- Fifteen street level office or retail units
- Second story residential unit
- High traffic count on busy Twin Cities' commuter artery
- Off street parking
- On bus line
- On future light rail
- Up to 1809 contiguous SF
- Mini mall configuration

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