

# St. Paul Park Development

950 3rd Street | St. Paul Park, MN

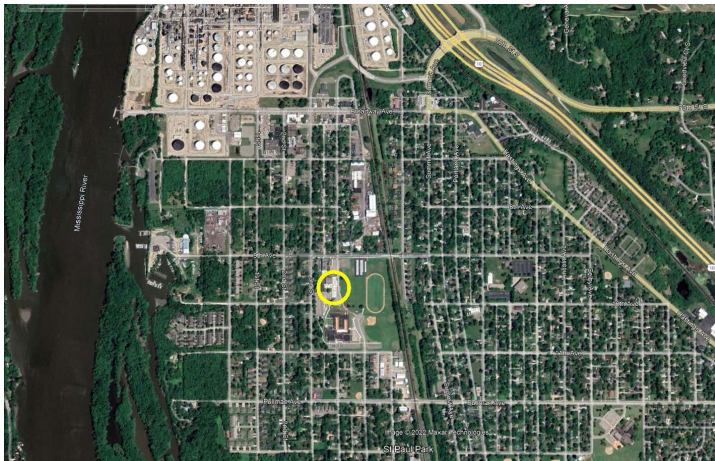
FOR SALE | REDEVELOPMENT



## Highlights

- Prime Redevelopment Opportunity
- Current Flex Space
- Re-Zoning to R-4: High Density Residential Permitted & Modified to include Assisted Living Permitted with CUP
- 1.23 Acres
- 23,432 SF
- Abundant Shared Surface Parking
- Quiet Residential Neighborhood
- Adjacent to Community Pool & Nuevas Fronteras Spanish Immersion School

## Surrounding Area



### Average Daily Traffic Volumes:

- 3rd Street: 2,600 VPD
- 9th Avenue: 1,200 VPD
- Combined: 3,800 VPD
- 3 Miles from I-494

### Demographics:

	2022 Estimate		
Miles	1	3	5
Population	4,488	53,235	121,247
Avg Income (\$)	94,278	102,308	107,624
Households	1,681	20,117	45,484

High Visibility

High Traffic

High Demand

For more information, please contact:

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## Year Built / Renovated:

- 1960

## Total Square Feet For Sale:

- 23,432 SF (gross)

## Land:

- 1.23 Acres / 53,594 SF

## Price:

- Negotiable

## Adjacent Business:

- Office / Warehouse / Fitness / Senior Apartments

## Real Estate Taxes:

- \$12,834.00 (2023)

## Parking:

- Abundant On-site Surface Parking

## Building Construction:

- Masonry Structural Steel Building

## Utility Services:

- Gas / Electric: Xcel Energy
- Phone / Internet / TV: Comcast, Century Link

## Zoning:

- R-4 High Density Residential
  - Single Family Dwelling
  - Two Family Dwelling
  - Townhouses
  - Condominiums & Apartments
- Conditional Use
  - Assisted Living
  - Neighborhood or Community Center
  - Public & Private Education Institutions
  - Religious Institutions



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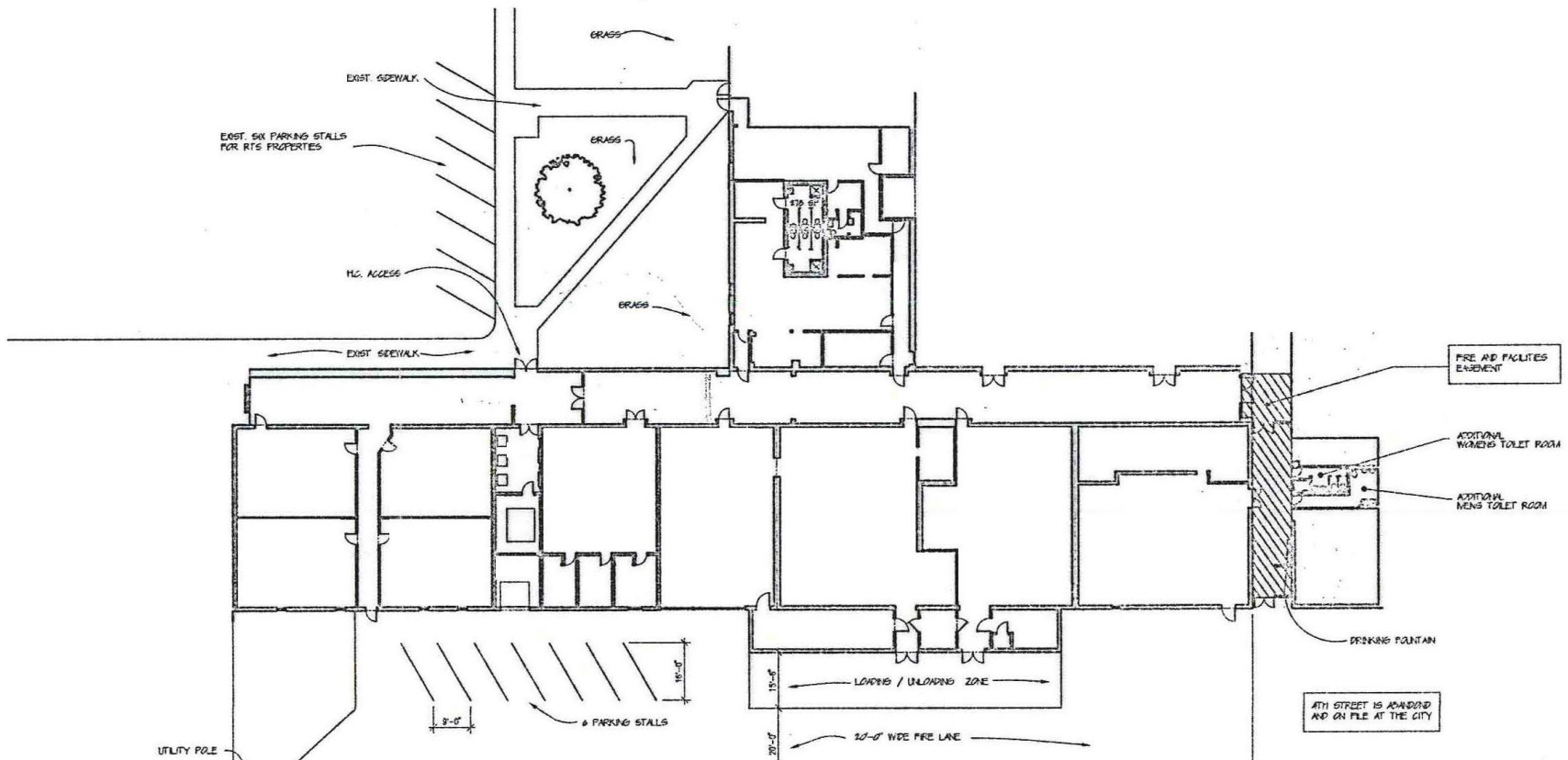
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## Site Plan



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