

643 VIRGINIA

643 Virginia Street, Saint Paul, MN 55103



FOR SALE OR LEASE

AVAILABILITY

For Sale \$2,400,000

For Lease Negotiable

PROPERTY DESCRIPTION

Historic school available for lease or sale. Located in the Frogtown neighborhood, 4 minutes northwest of Downtown St. Paul. Classic, symmetrical masonry. Spacious, well-lit lobby with vestibule and grand staircase.

PROPERTY STATS

- 23,800 estimated square feet (SF)
- 3 floors
- 8 classrooms
- Gym / cafeteria
- Kitchen
- Offices
- Outdoor play area w/equipment
- Elevator
- Partial fire sprinkler system
- ADA restrooms
- Property is currently tax exempt
- Move in ready for educational use

LOCATION

- Located in the heart of St. Paul
- Neighborhood setting
- Easy access to University Ave and light rail (5 blocks)
- 3 blocks from Como Ave
- Within 1 block of Frogtown Community Center



Kevin Peck

2550 University Ave. W. Suite 416-S, St. Paul, MN 55114

612-834-2250 | KevinPeck@Suntide.com

643 VIRGINIA

643 Virginia Street, Saint Paul, MN 55103

PHOTOS



Kevin Peck

2550 University Ave. W. Suite 416-S, St. Paul, MN 55114

612-834-2250 | KevinPeck@Suntide.com

643 VIRGINIA

643 Virginia Street, Saint Paul, MN 55103

PHOTOS



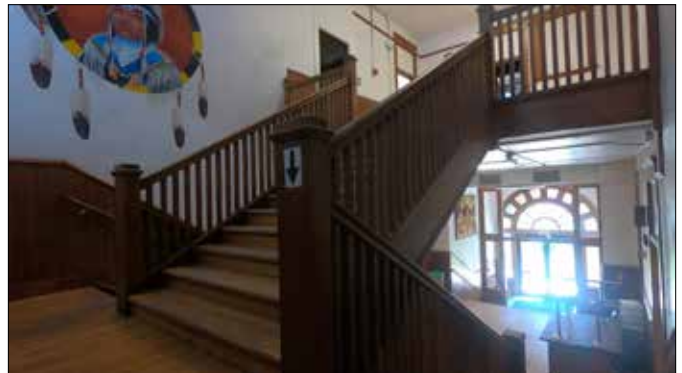
Lobby



Lunch Room



Gymnasium



Stairwell



Kitchen



Kitchen



Kevin Peck

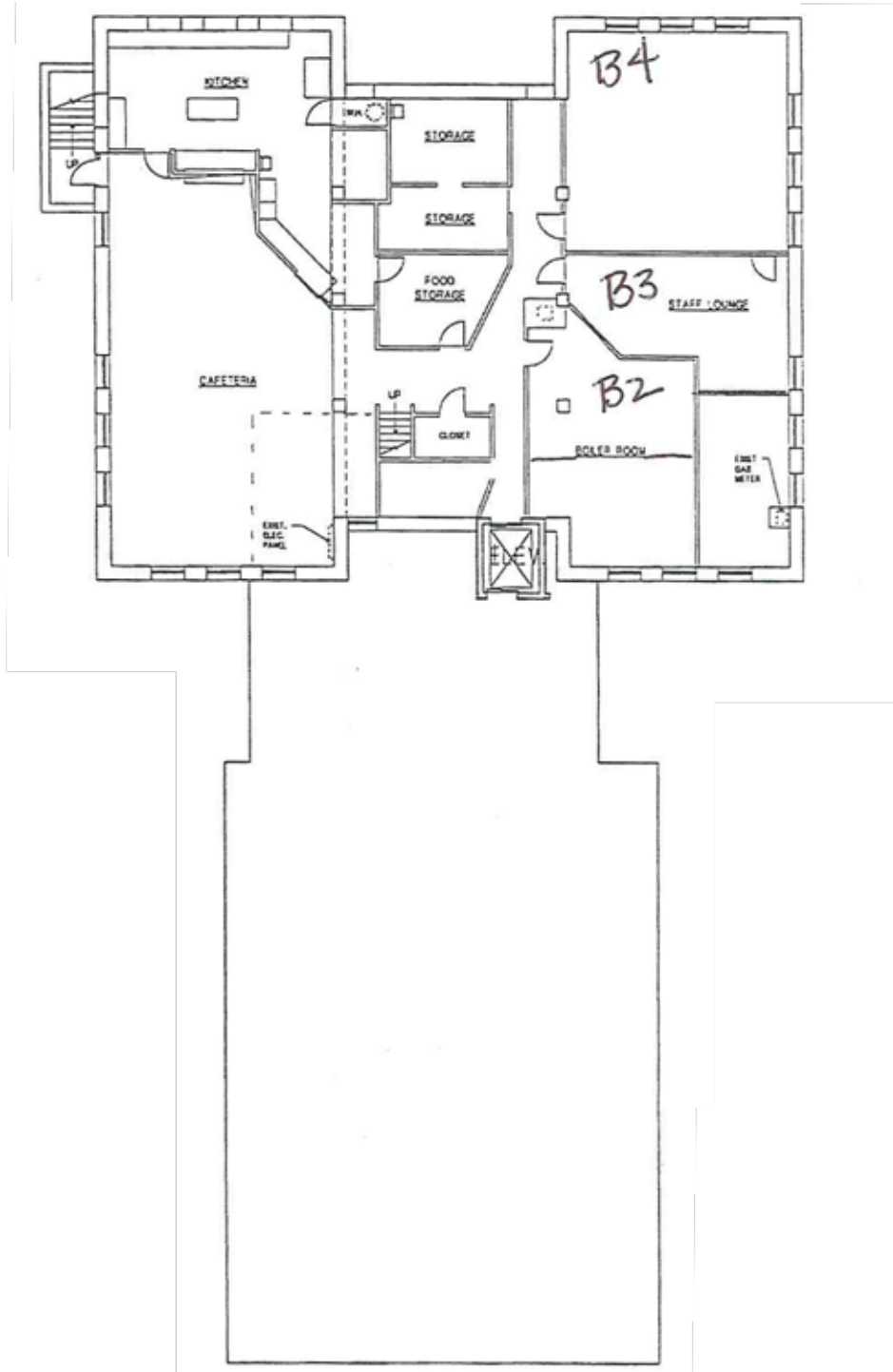
2550 University Ave. W. Suite 416-S, St. Paul, MN 55114

612-834-2250 | KevinPeck@Suntide.com

643 VIRGINIA

643 Virginia Street, Saint Paul, MN 55103

LEVEL 1



Kevin Peck

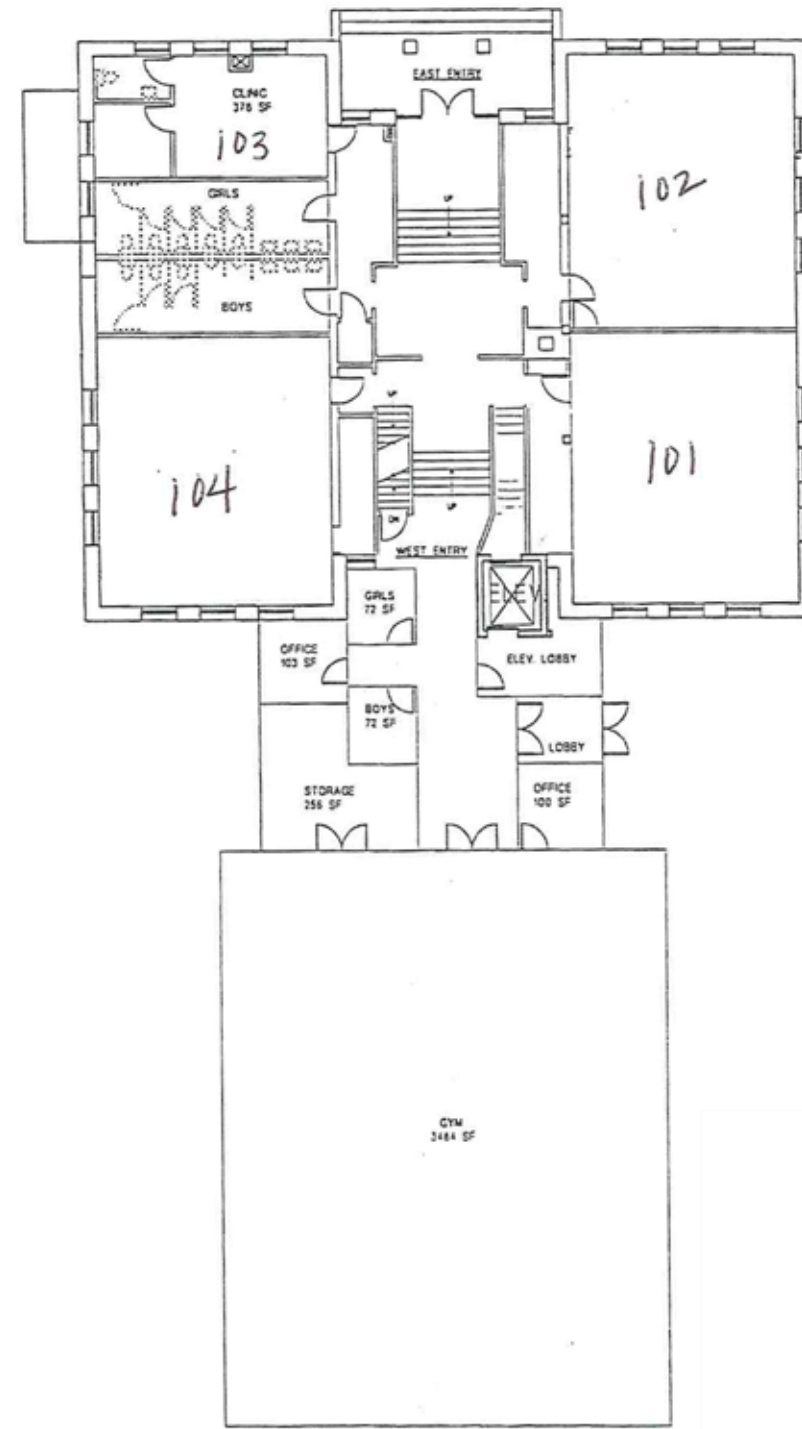
2550 University Ave. W. Suite 416-S, St. Paul, MN 55114

612-834-2250 | KevinPeck@Suntide.com

643 VIRGINIA

643 Virginia Street, Saint Paul, MN 55103

LEVEL 2



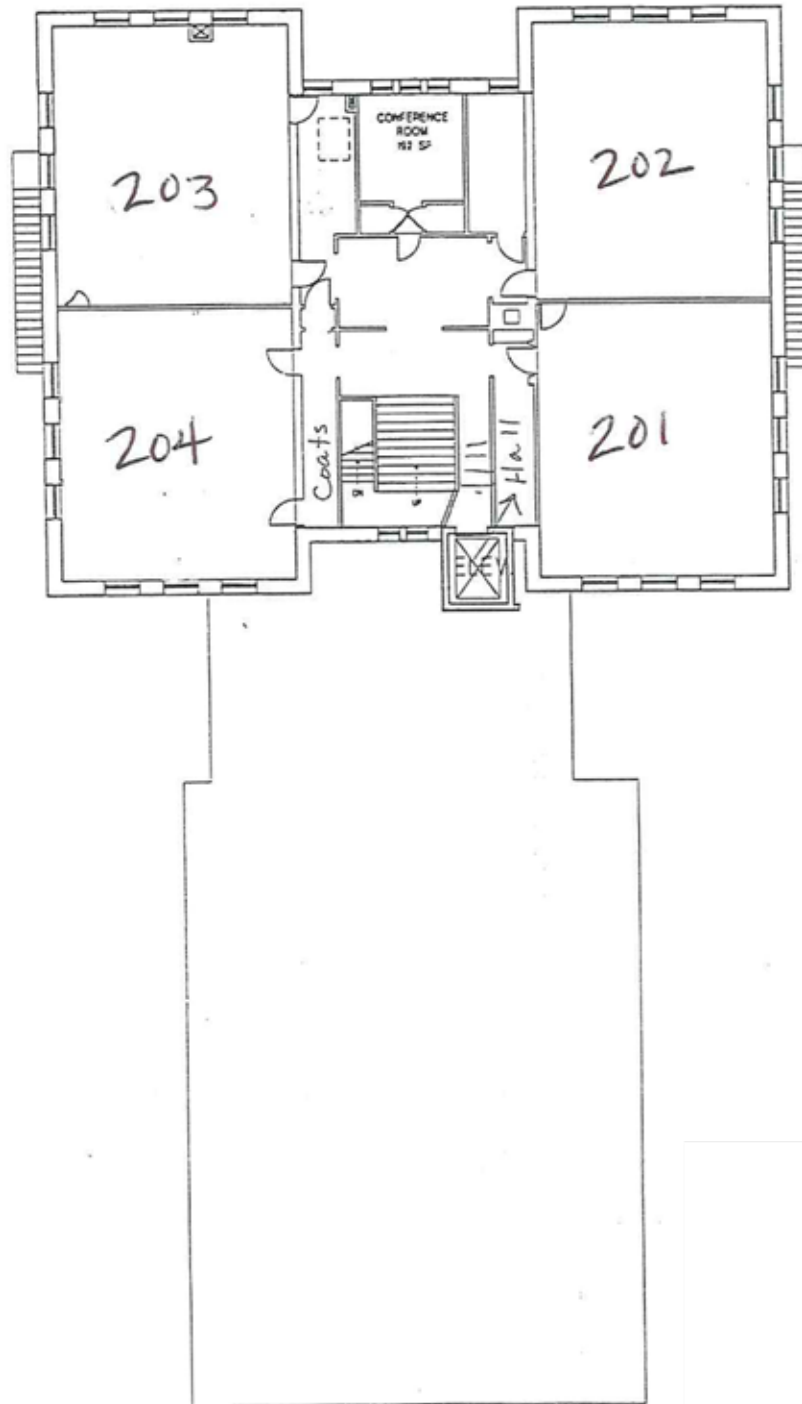
Kevin Peck

2550 University Ave. W. Suite 416-S, St. Paul, MN 55114
612-834-2250 | KevinPeck@Suntide.com

643 VIRGINIA

643 Virginia Street, Saint Paul, MN 55103

LEVEL 3



643 VIRGINIA

643 Virginia Street, Saint Paul, MN 55103

PARCEL MAP



Kevin Peck

2550 University Ave. W. Suite 416-S, St. Paul, MN 55114
612-834-2250 | KevinPeck@Suntide.com

643 VIRGINIA

643 Virginia Street, Saint Paul, MN 55103

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,403	102,127	245,828
Male	6,677	50,128	120,130
Female	6,726	52,000	125,698

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH income	\$36,405	\$53,274	\$60,076
# of Households*	7,148	49,819	106,716
Housing occupied by 1 Person*	2,462	19,384	37,769
Housing occupied by Family*	4,133	25,459	58,136

*projected 2020 census

TRAFFIC

University Avenue (2013)	15,300 vpd	Como Ave (2017)	15,800 vpd
Western Ave. N. (2008)	5,850 vpd	Rice Street (2017)	14,700 vpd

AERIAL MAP



Kevin Peck

2550 University Ave. W. Suite 416-S, St. Paul, MN 55114
612-834-2250 | KevinPeck@Suntide.com