

**RARE  
GRAND  
AVE**



**Jim Kenney**

612.749.4233

[JimKenney@Suntide.com](mailto:JimKenney@Suntide.com)

## **FOR SALE**

# **Two Commercial Buildings, One Lot**

1272-1274 Grand Ave, St. Paul, MN 55105



# INTRODUCTION

## INVESTMENT ADVISOR



Jim Kenney  
Suntide Commercial Realty  
2550 University Ave. W., Suite 416-S  
St. Paul, MN 55114  
612-749-4233  
JimKenney@Suntide.com

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# EXECUTIVE SUMMARY

## THE OFFERING

Suntide Commercial Realty is proud to present the opportunity to acquire the buildings at 1272-1274 Grand Avenue, Saint Paul, MN.

The properties boast a high curb appeal with rich and charming architectural details on exterior and interior. Its location is on the highly coveted Grand Avenue, home to St. Paul's finest strip of high end shopping, eating, and entertainment venues. This is an opportunity to acquire a unique investment property in a difficult barrier-of-entry submarket.

## PRIDE OF OWNERSHIP/STABILITY

The property has been meticulously maintained and managed with a long history of very stable, high occupancy levels.

## HIGH VISIBILITY & LOCATION

The property offers quick access to highways 94 East and West, and 35E North and South. It is highly visible on Grand Avenue and offers location directly off Ayd Mill Road.

## LOCATION FEATURES

- » Old world charm neighborhood with numerous upscale shops and restaurants.
- » Affluent demographics.
- » Grand Avenue lifestyle and amenities.
- » Multiple restaurants, retail, shopping and entertainment venues in easy walking distance.
- » Across the street from Kowalski's Grocery, wine, and deli/restaurant.
- » Two blocks to Summit Avenue, and quick access to the Cathedral Hill neighborhood.
- » Minutes to Xcel Energy Center and Downtown St. Paul.



# INVESTMENT SUMMARY

## SUMMARY

Two nicely appointed, well maintained buildings for sale on prestigious Grand Avenue. 1272 Grand is fully leased through 8/31/24; 1274 Grand is available for immediate occupancy. Unique situation for investor to lease both or owner occupant to move into 1274 Grand and enjoy a rental stream.

## STATS

	1272 Grand Avenue (North Building)	1274 Grand Avenue (South Building)
Height	2 stories	1 story
Year Built	1915	1978
GBA	1,911	2,738
NRA (above grade)	1,274 SF	1,369 SF
Footprint	637 SF	1,369 SF
Basement	637 SF	1,369 SF
Occupancy	100%	Vacant
On-site Parking	Street Parking	3 garage stalls

\*Note: All of the above are approximates.

## SALIENT INFORMATION

**Asking Price:** \$785,000.00

**Lot Size:** 6,098 SF

**2023 Payable Real Estate Taxes:** \$20,444.00

**Heating/Cooling:** Each building has a gas-fired furnace and forced air cooling system.

## PARCEL MAP





# LEASE SUMMARY

## 1272 GRAND AVENUE

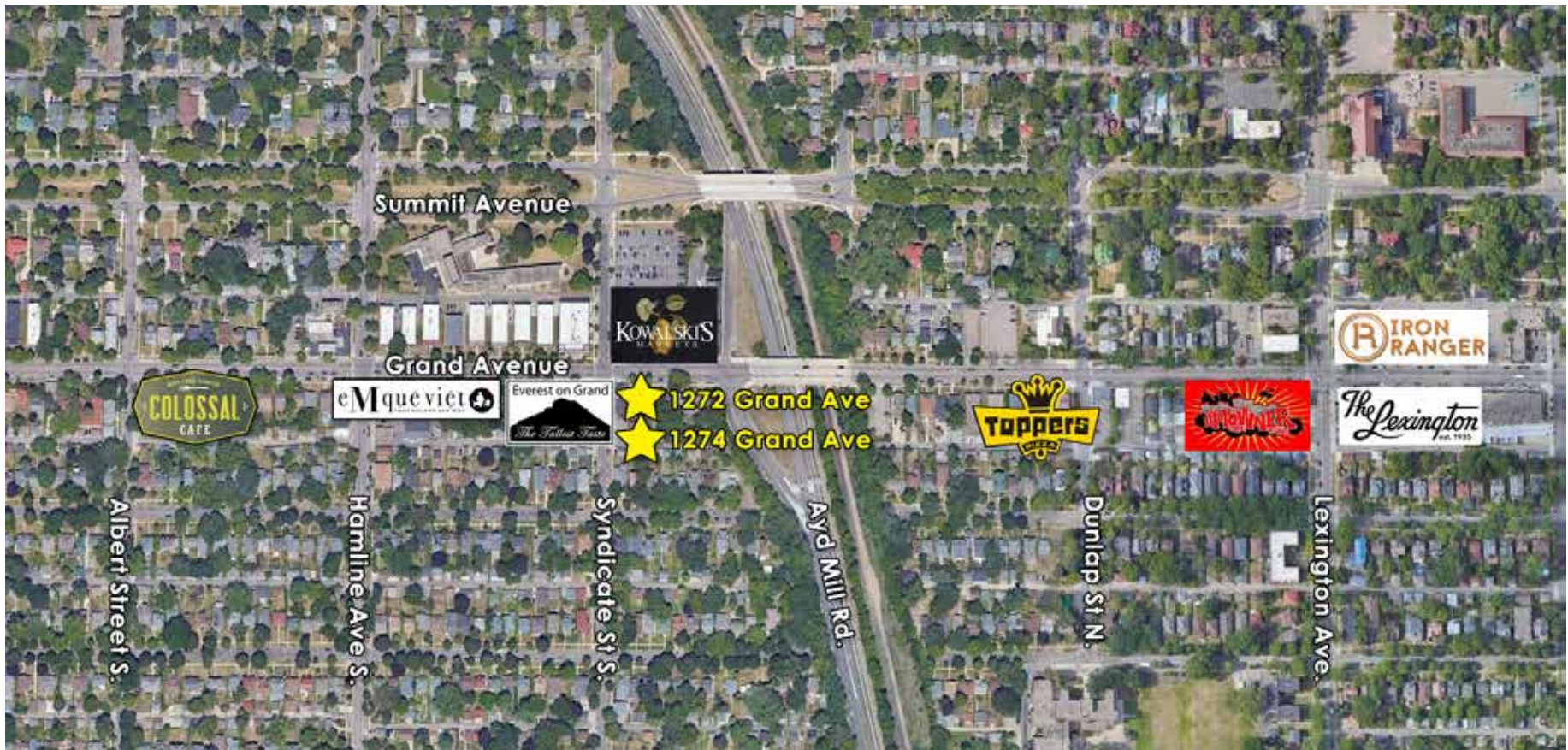
<b>Tenant</b>	Axia Home Loans		
<b>Term</b>	Expires on 8/31/2024		
<b>Base Rent</b>	<b>Period</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>
	Now - 8/31/2023	\$2,531.92	\$30,383.00
	9/1/2023 - 8/31/2024	\$2,633.20	\$31,598.40
<b>Utilities</b>	In addition to the Base Rent, tenant pays all utilities for 1272 Grand Avenue		
<b>Real Estate Taxes</b>	In addition to the Base Rent, tenant pays 60% of Real Estate Taxes including any special assessments (if any)		
<b>Lawn &amp; Snow Removal</b>	Landlord pays		





# NEIGHBORHOOD

**1272-1274 Grand** is located on one of the most iconic streets in all of Saint Paul, and home to many of the Twin Cities' best restaurants and bars. The vast assortment of cuisines and atmospheres draws in guests from near and far. The neighborhood boasts an eclectic and inviting atmosphere, with wide, tree-lined streets, patio dining, and cozy coffee shops. During the day, patrons enjoy a relaxed and quaint shopping and services destination. In the evening, Grand Avenue transforms into one of the best places for night life in the Midwest, with award-winning restaurants, bars, and entertainment. Residents and travelers alike enjoy strolling with family, shopping, dining at unique restaurants, meeting their friends for coffee, or running errands. Many also choose to make Grand Avenue their home with a wide range of living options; from historic homes and apartments to newly developed luxury condominium living.







LEASED

VACANT

*Two unique commercial  
buildings with shared  
outdoor patio.*



*Grand Avenue is an upscale and vibrant neighborhood filled with many popular restaurants and retail offerings.*

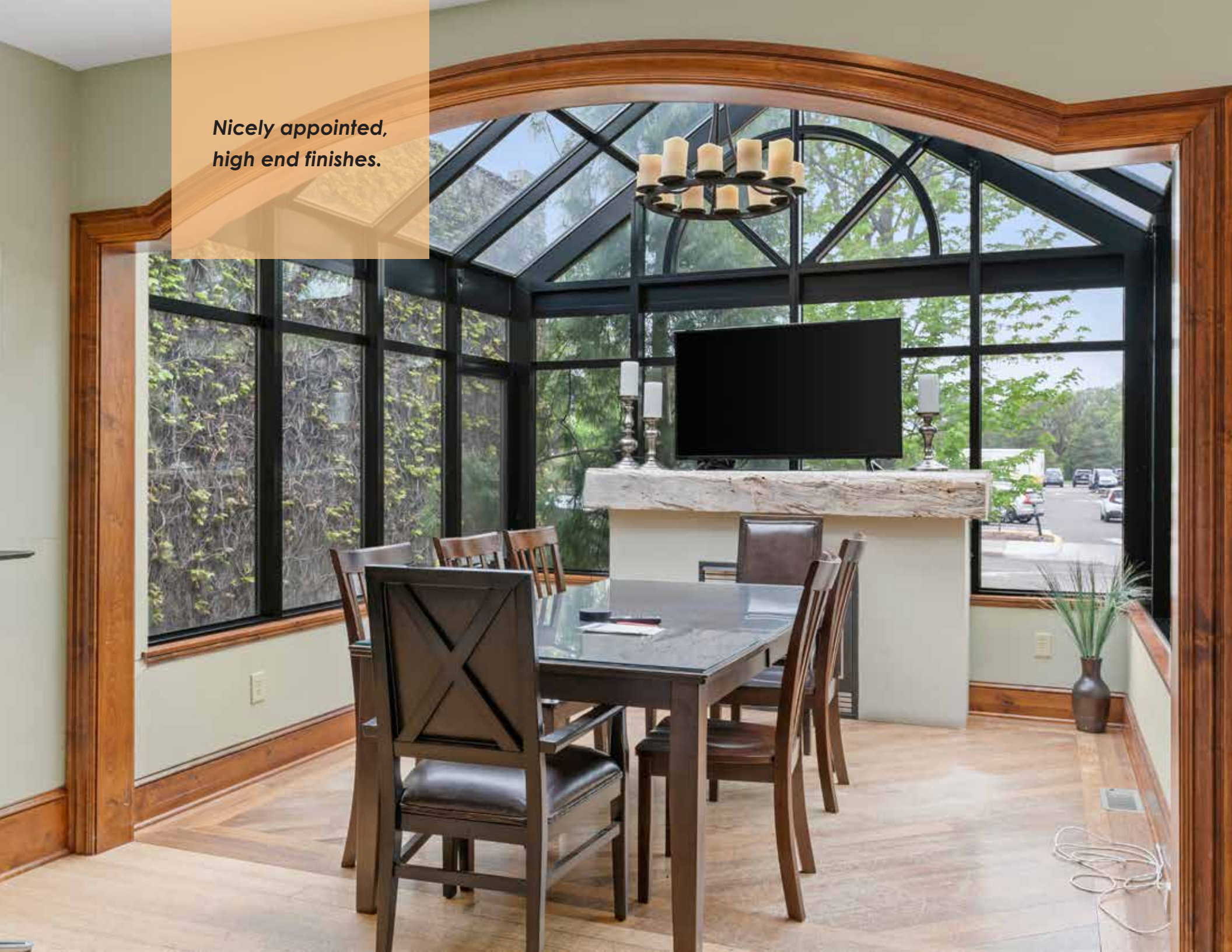
LEASED

VACANT





*Nicely appointed,  
high end finishes.*







***1274 Grand is a first floor garage/office and second floor creative space, ready for a wide range of uses.***





***Garage offers plenty  
of storage/parking  
opportunities.***



# 1272 GRAND (Leased/North Building)





# 1272 GRAND (Leased/North Building)





# 1272 GRAND (Leased/North Building)





# 1274 GRAND (Vacant/South Building)





# 1274 GRAND (Vacant/South Building)





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
Male	6,864	47,183	111,876
Female	7,295	49,740	119,229
TOTAL	14,159	96,923	231,105

## HH INCOME

	1 Mile	3 Miles	5 Miles
Median Household Income	\$60,253.50	\$52,611.87	\$55,056.15
Average Household Income	\$72,941.25	\$62,382.26	\$64,581.26

## TRAFFIC COUNTS

	vpd	Year
W. Grand Avenue	4,999	2021
S. Victoria Street	3,483	2021
I-35	78,939	2021

## EDUCATION

High School Grad	21.27%
Some College	19.44%
Associates	5.34%
Bachelors	45.02%

Source: MNCAR 2022

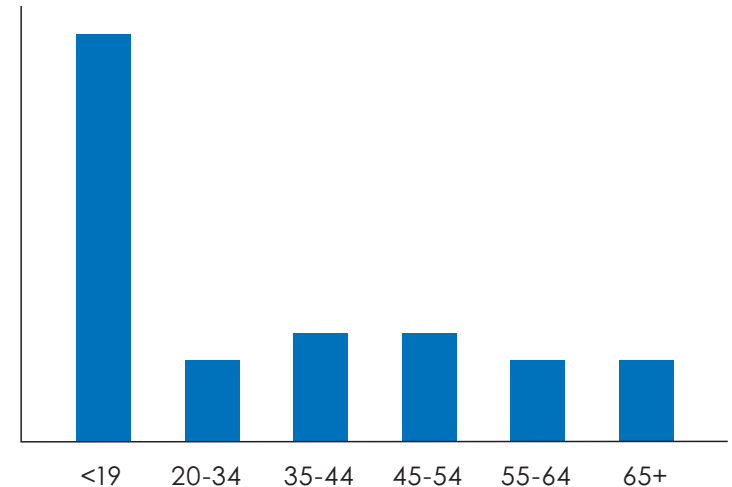
## GENDER & AGE



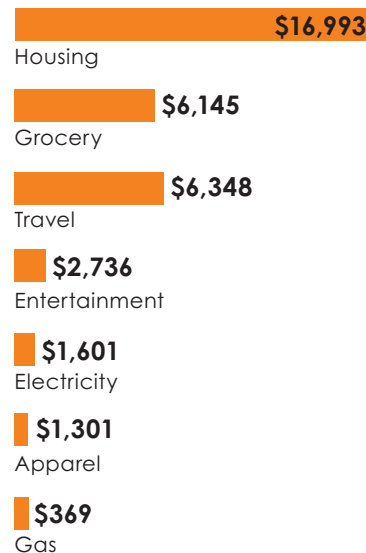
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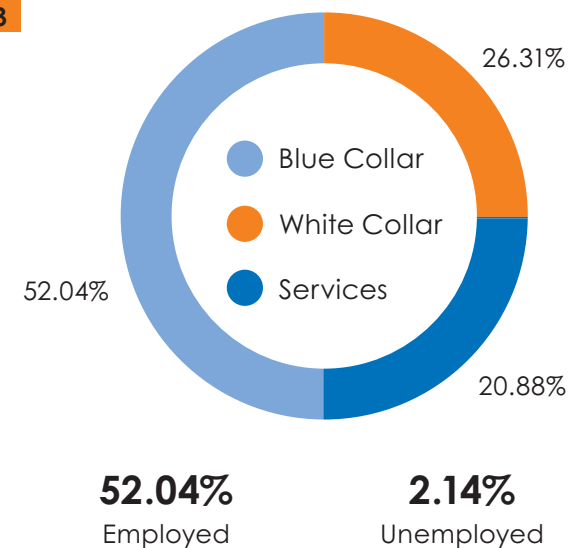
48.77%



## HOUSEHOLD SPENDING



## EMPLOYMENT







**For more information or to schedule a tour, please contact**

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