

## SPECIAL PURPOSE FOR LEASE

# FORMER CONVENT FOR LEASE

1850 MISSISSIPPI RIVER BLVD S, Saint Paul, MN 55116



### PROPERTY DESCRIPTION

Former convent for lease! This 3 level building currently has 19 rooms, 2 kitchens, 7 bathrooms, and a 2 car garage. Located in a great area across from the Mississippi River. Great for supportive housing, schools, religious institutions, non profits, and many other uses. Available square footage 3,000 - 8,952 SF.

### PROPERTY HIGHLIGHTS

- Great location across from the Mississippi River
- 3,000 - 8,952 SF
- Zoned H2
- Great for supportive housing uses, non profits, and many other uses
- Currently 19 rooms, 2 kitchens, 7 bathrooms, and a 2 car garage
- Ample parking

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,000 - 8,952 SF
Lot Size:	0.43 Acres
Building Size:	8,952 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	4,211	124,215	498,283
Total Population	9,075	281,107	1,152,970
Average HH Income	\$76,320	\$95,832	\$92,831

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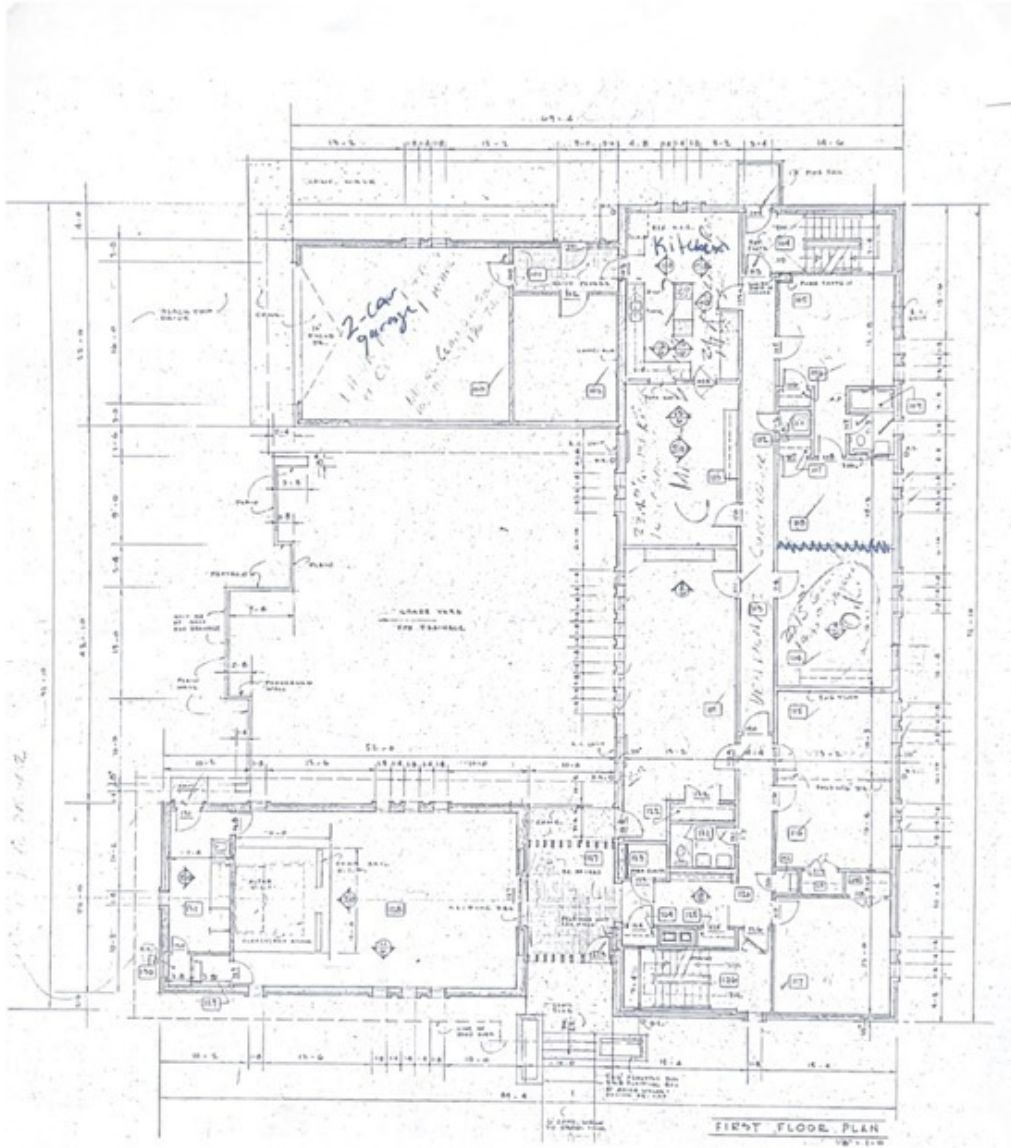
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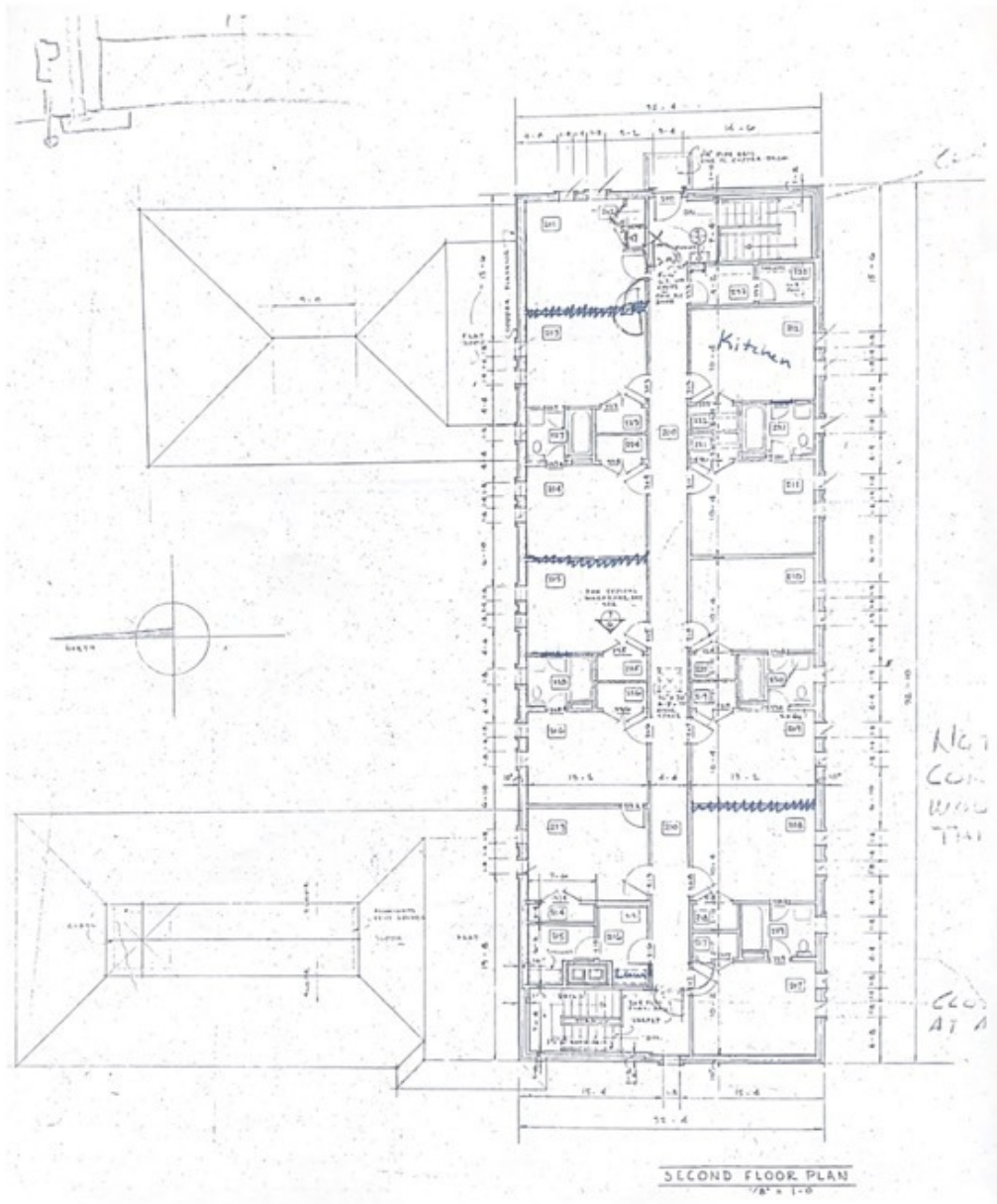
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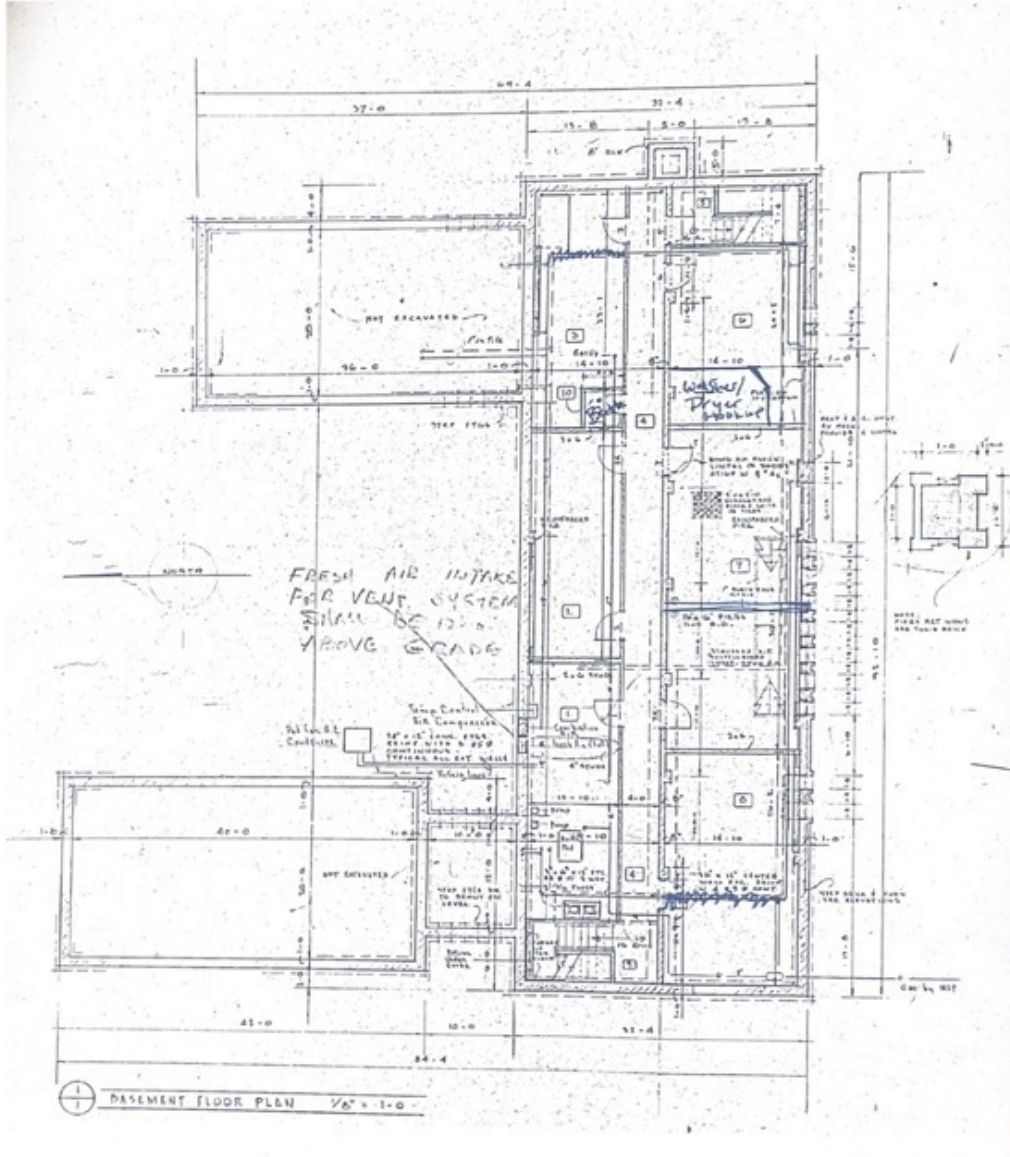
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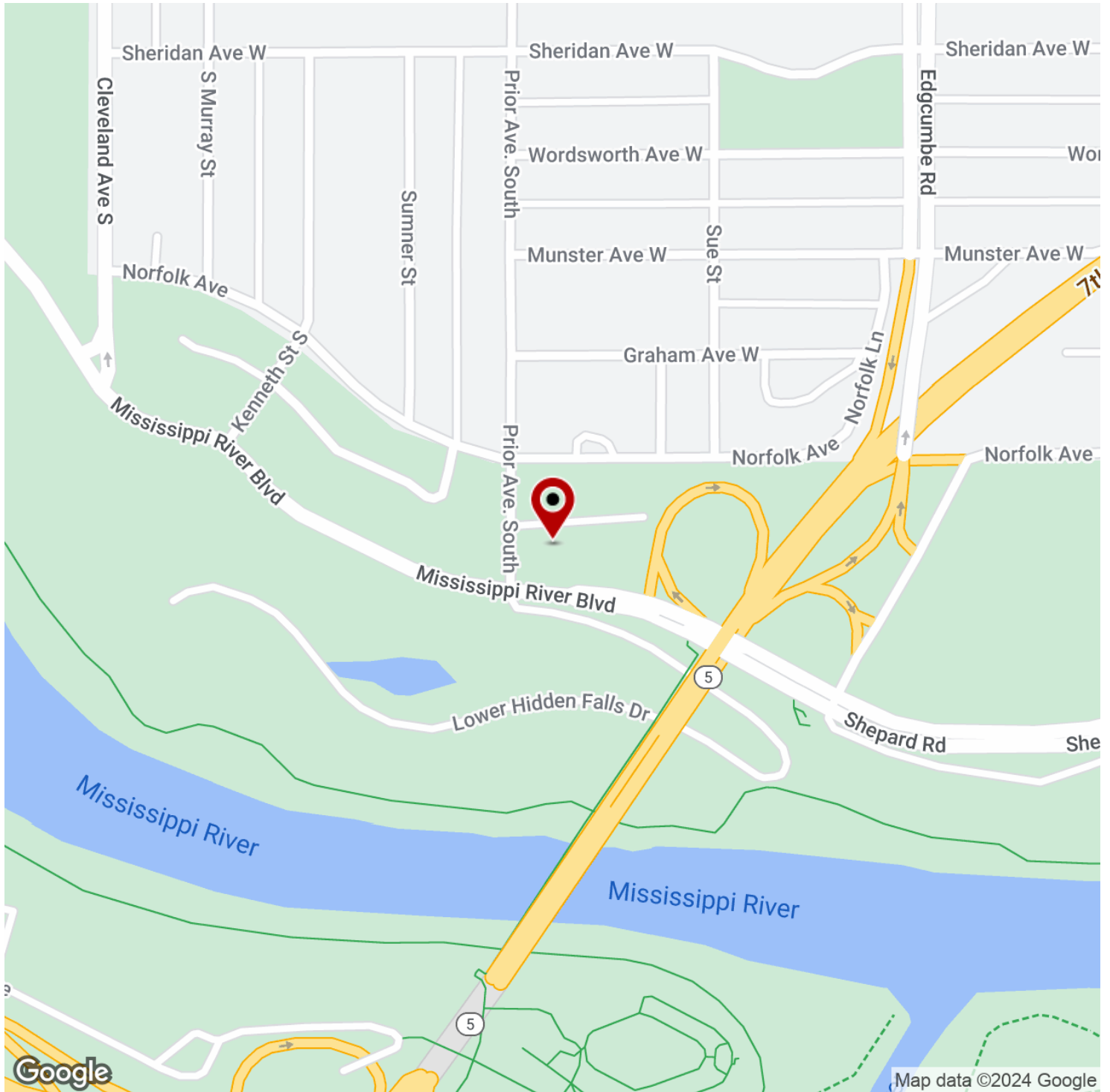
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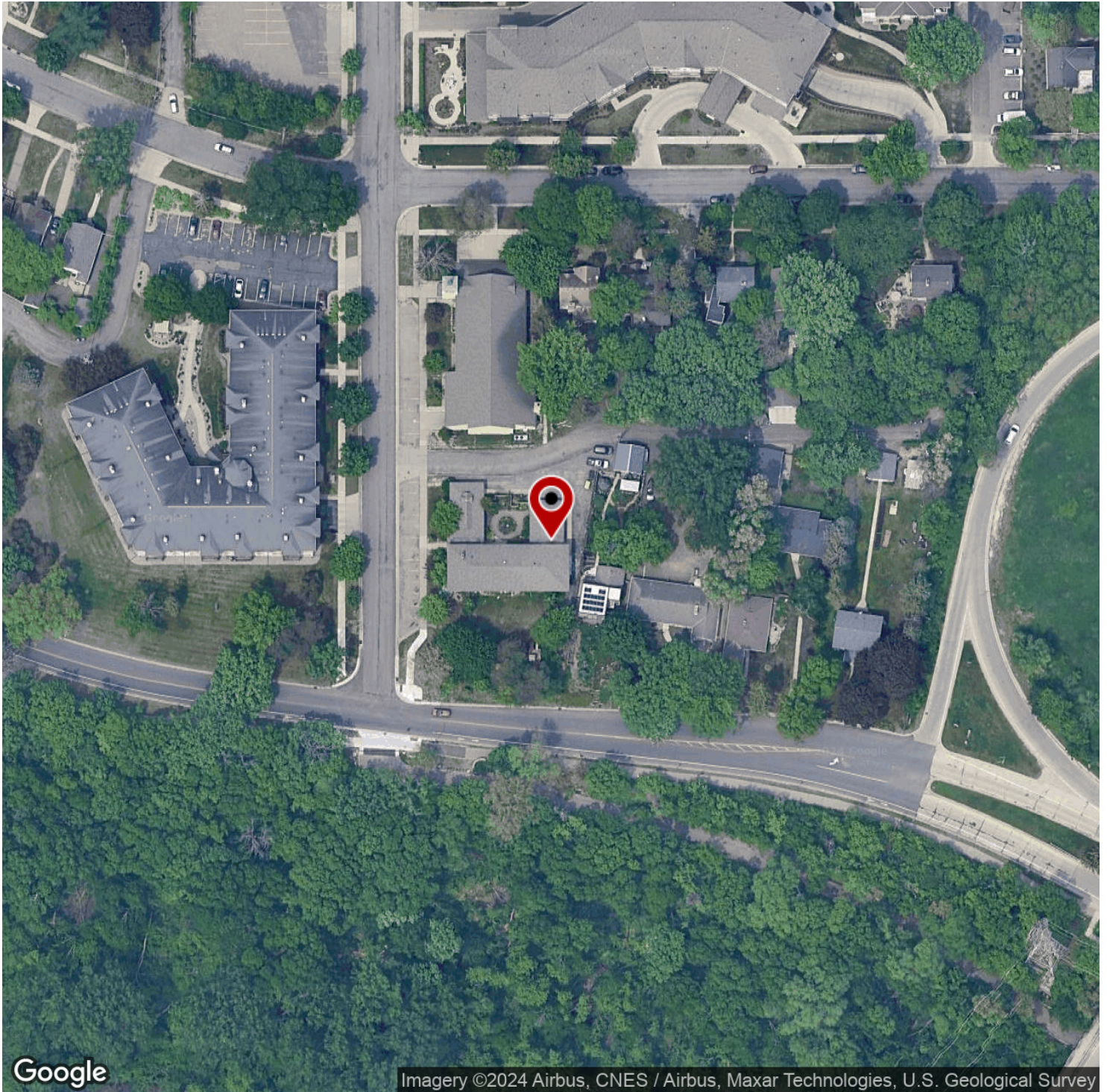
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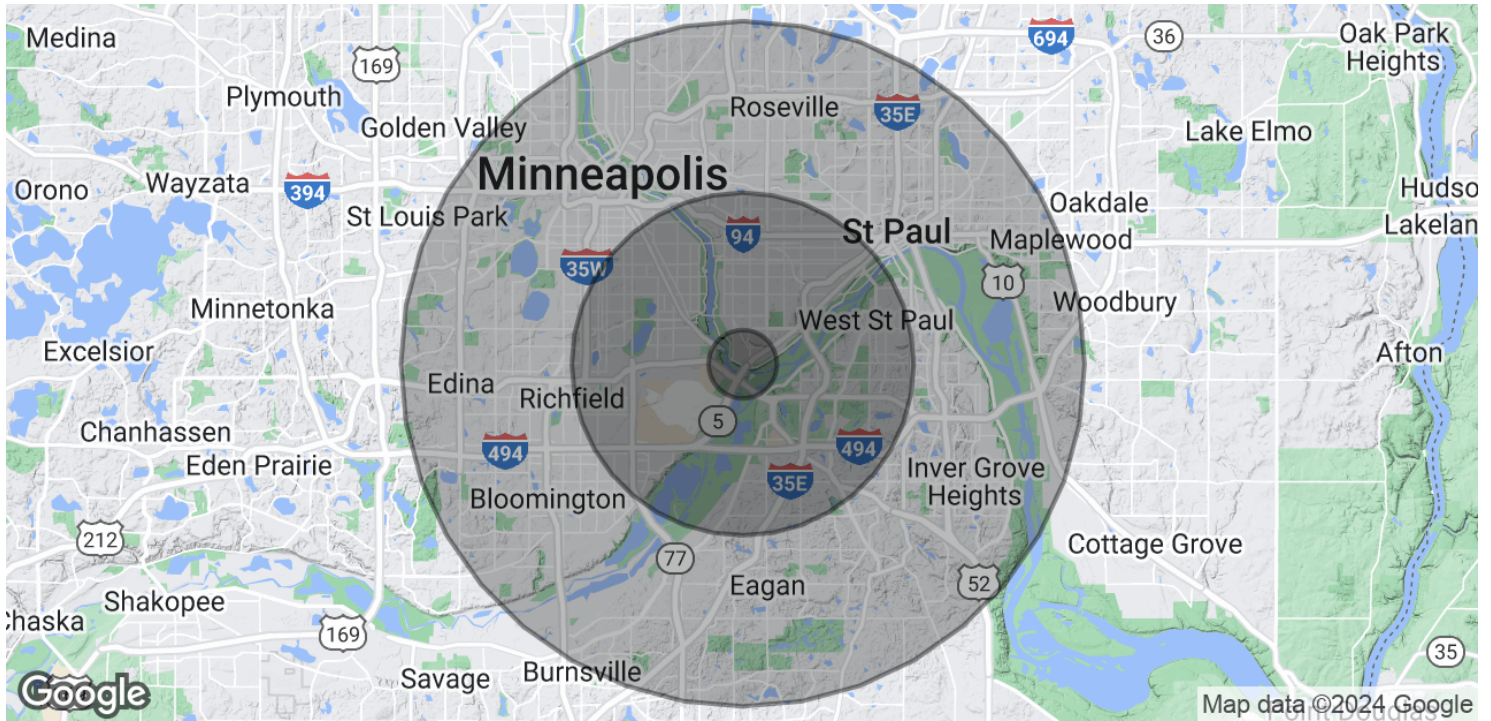
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,075	281,107	1,152,970
Average Age	39.7	37.5	36.4
Average Age (Male)	40.3	37.1	35.6
Average Age (Female)	39.2	38.0	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,211	124,215	498,283
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$76,320	\$95,832	\$92,831
Average House Value	\$194,297	\$283,653	\$269,275

\* Demographic data derived from 2020 ACS - US Census

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