

**BACK ON THE MARKET!  
REDUCED PRICE**



**FOR SALE:  
Milton Square- Fantastic Investment Property**

2262 Como Ave, St Paul, MN 55108

# INTRODUCTION



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# EXECUTIVE SUMMARY

## THE OFFERING

Suntide Commercial Realty is proud to present the opportunity to acquire a legacy mixed use investment property. This is a picturesque one of a kind mixed use European like campus. The property consists of three gorgeous mixed use buildings and an interior garden/plaza area, served by a large parking lot in the rear. The first floors are home to 13 fashionable boutique retailers and a restaurant as commercial tenants, while the upper levels consist of 9 old world charm apartments. The property boasts a high curb appeal with gorgeous architectural details on the exteriors and interiors.

## PRIDE OF OWNERSHIP/STABILITY

The property has been in the Milton family since it was purchased by Mary Ann Milton in 1957. At that time, she was the first female real estate broker in St. Paul, and her family owned and maintained the building with great care. Since then, the family has upheld high occupancy levels and a long string of excellent tenants.

## CHARMING LOCATION

The property is tucked away in an affluent and picturesque neighborhood setting in St Anthony Park. It's directly across the street from a famed Carnegie library, and there are several restaurants, offices, and businesses in the immediate intersection of Como Avenue and Carter Avenue.

## PARKING

The property has a convenient parking lot in the rear with approximately 36 parking spaces!

## HIGHLIGHTS

- Landmark property, truly one of a kind.
- Gorgeous grounds, plaza and common areas.
- Excellent curb appeal and architectural details.
- Many shops and restaurants in immediate walking distance
- Very long history of stable occupancy.
- Seller financing may be available
- Potential future redevelopment site

## PARCEL MAP









**ALL SEASONS**  
GARMENT CARE & TAILORING

OPEN

CLEANING LAUNDRY TAILORING GARMENT CARE SERVICES

Marigold



COURTARD SHOPPE

Compliments	
Hobby Shop	Amateur
THRISTLE	the MAKER
MORNING STAR	
1967 - THE FEBRUARY	

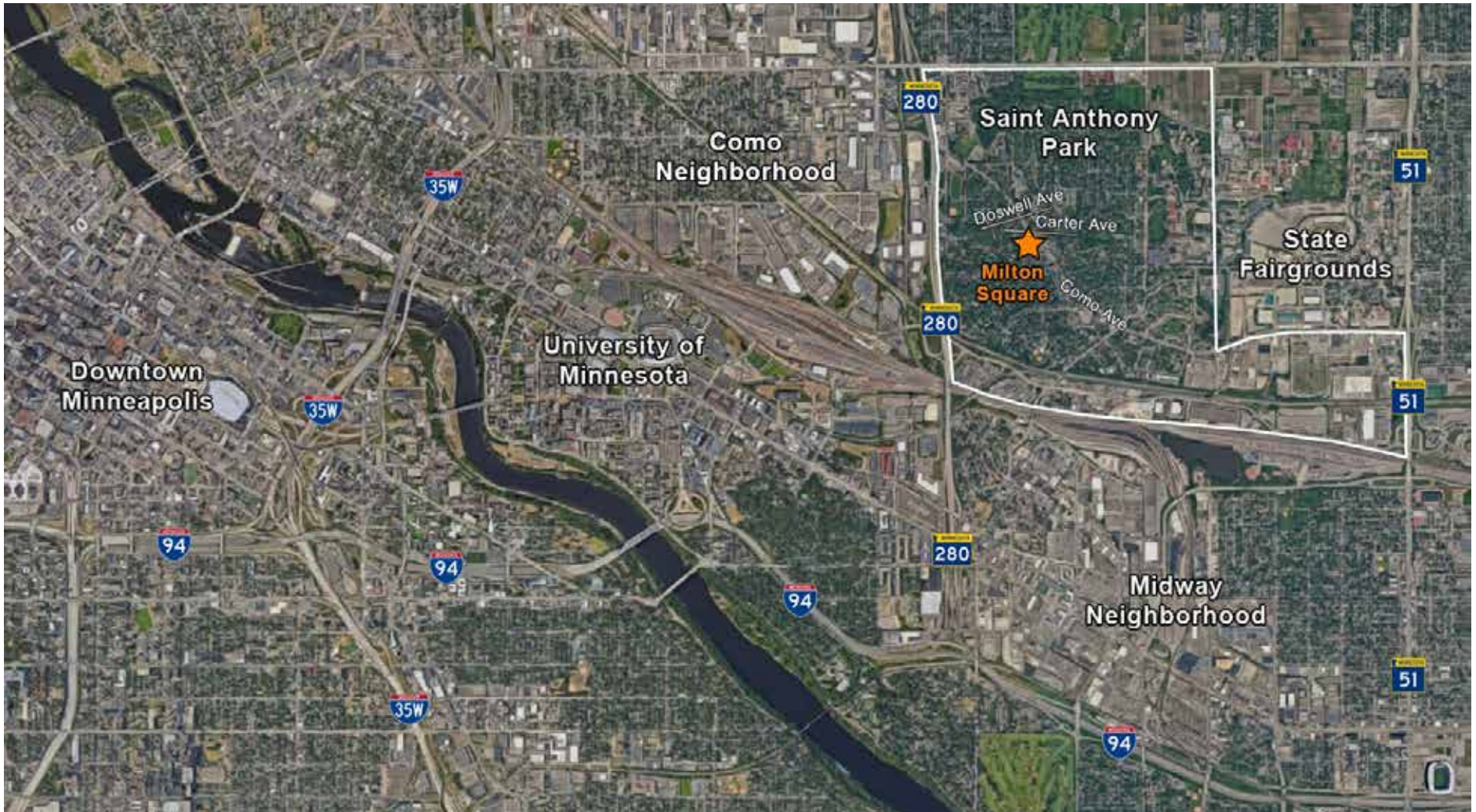
Outdoor seating area with a table and chairs on a concrete patio.

Teal awnings on the left building.



# NEIGHBORHOOD

Saint Anthony Park is a historic neighborhood in northwest Saint Paul, Minnesota. It is adjacent to the University of Minnesota's St. Paul Campus, borders Minneapolis on the west, the Minnesota State Fairgrounds on the east, and the suburbs of Falcon Heights and Lauderdale to the north. The main commercial district runs along Como Avenue, at the intersections of Doswell and Carter Avenues. A collection of small retail businesses and restaurants creates a charming "small town feel" that supports the neighborhood and draws customers from the U of M campus, Luther Seminary, as well as the Midway and Como Neighborhoods.





## St. Paul's St. Anthony Park neighborhood is like a small town, but better.

### Star Tribune article by Kim Ode

Some neighborhoods are just so walkable. The streets wind around hills and swales, past architecture varied enough to keep you strolling. Shops tempt. Benches beckon. St. Anthony Park is such a neighborhood.

The neighborhood has the feel of a small town, right down to the cornfields visible at the end of a few streets, thanks to the "living laboratory" of the University of Minnesota's St. Paul campus.

The historic core has a small grocery store, full-service bank, library, gas station, post office, bakery, hair stylist, and bookstore, all within walking distance.

Walkers have the perfect rationale for consuming one or several pastries from the Finnish Bistro, where Como and Carter Avenues cross paths. The cafe, all Scandinavian wood and birchbark baskets, is a shrine to sliced almonds, shingled over most of the pastries. Kolache are filled with apricot or lemon or cream cheese or the gotta-risk-it poppy seed, rich with the infinitesimal crunch of the tiny seeds. This is a breakfast-all-day place, with sandwiches, "salaatti" and other entrees, including pizzas with reindeer sausage.

Kitty-corner from the bistro is the St. Anthony Park Branch Library, one of the architectural gems built across the country as philanthropist Andrew Carnegie's campaign for civic enlightenment. Its ornate Beaux Arts exterior belies the intimate scale within. In 1999, a children's library was added to the rear and it's the coolest room — a window-lit rotunda that creates both a sense of hunkering down in a tent and being poised to launch into space.



The neighborhood's town square is bookended by two fab restaurants. Nico's Taco Bar refers to itself as a "laid-back, stylish taco bar offering Mexican standards plus tequila drinks in airy digs." The restaurant serves casual tacos and fresh, homemade salsas in a friendly and bright space. In warmer weather, patrons can enjoy their selection out on the venue's expansive outdoor patio.

To the west lies the Colossal Cafe, which isn't size-wise, but lives up to the name in innovative menu items with a bent toward breakfast. (It serves lunch, but no dinner.) Waiting in line to order at the counter lets you peruse the pastry case, notably the "flip," its signature dessert of yellow cake folded like a half-moon around a filling of whipped cream and fruit.



# PROPERTY OVERVIEW

## PROPERTY STATS

<b>Mixed Use</b>	Retail / Office / Apartments
<b>PID#</b>	20-292-34-20-086
<b>Year Built</b>	1909 & 1912
<b>Number of Buildings</b>	3
<b>Number of Stories</b>	3
<b>Tenants/Units</b>	13 commercial tenants 9 apartments (2 1-BRs and 7 2-BRs)
<b>Approximate Building Sizes</b>	Building 1: 11,950 SF Building 2: 4,884 SF Building 3: 10,031 SF 26,865 Total Gross Area
<b>Approximate Lot Size</b>	.80 Acres / 34,848 SF
<b>Parking</b>	Approximately 36 stalls
<b>Real Estate Taxes</b>	2023 Payable \$48,456.00
<b>Heating/Cooling</b>	The three buildings are all heated from a central steam boiler. Some retail tenants have added mini splits or portable AC units. Some apartment residents provide their own window AC units. The restaurant (Nico's) has their own auxiliary AC unit.
<b>Financials</b>	2022 Approximate unaudited NOI: \$228,695
<b>Asking Price</b>	\$3,300,000.00

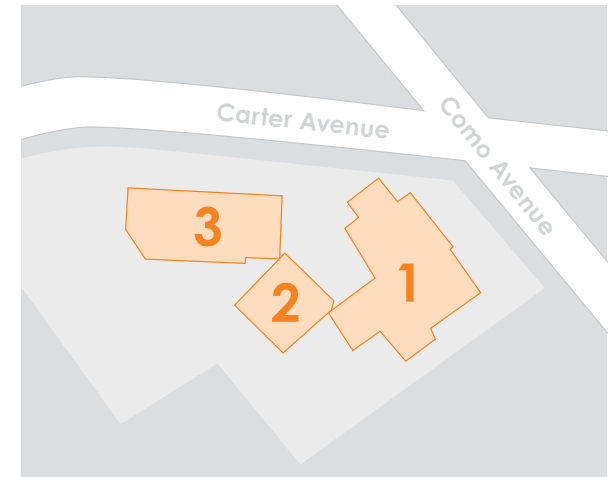
## NEARBY RETAIL



# SITE PLAN

## BUILDINGS

	Building 3	Building 2	Building 1
<b>Approximate Size</b>	11,950 SF	4,884 SF	10,031 SF
<b>Apartments/Units</b>	2 1-BRs 3 2-BRs	No apartments	4 2-BR's
<b>Commercial Tenants</b>	<ol style="list-style-type: none"> <li>1. Practically Magical</li> <li>2. Marigold</li> <li>3. All Seasons Care</li> <li>4. Yes Yes Cleaners</li> <li>5. Way Cool Cooking School</li> </ol>	<ol style="list-style-type: none"> <li>1. Bob Mitchell's Fly Shop</li> <li>2. Morning Star Psychology</li> <li>3. Tax Cut Accounting</li> <li>4. The Makery</li> <li>5. Almost Heaven</li> </ol>	<ol style="list-style-type: none"> <li>1. Nico's Taco Bar on Como</li> <li>2. Studio Hair</li> <li>3. Complexions on Carter</li> </ol>



# EXTERIOR



# RETAIL



# RETAIL



# RESTAURANT



# RESIDENTIAL





# RESIDENTIAL





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

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