

Redevelopment Opportunity

1647 & 1671 University Ave W

Saint Paul, MN 55104



“University Station” - Redevelopment

Opportunity to acquire two (2) adjacent parcels of land totaling 1.04 acres, or 45,302 square feet and currently improved with two (2) free-standing retail buildings situated along University Avenue in the Midway Neighborhood of St. Paul, Minnesota.

Offering Summary

Sale Price	Negotiable
1647	.48 Acres
1671	.56 Acres
University Ave Frontage	375 Feet

INVESTMENT DESCRIPTION

- Walking distance to the Metro Green Line, Allianz Field, and Snelling/University retail area
- Across the street to the Fairview Health Systems' HealthEast Midway Campus Clinic
- T-3 zoned, ideal for re-tenanting or redevelopment

Demographics

Radius	Population	Average HH Income
1 Mile	18,878	\$57,914
2 Miles	73,877	\$71,603
3 Miles	150,727	\$76,364

CONTACT US ➤

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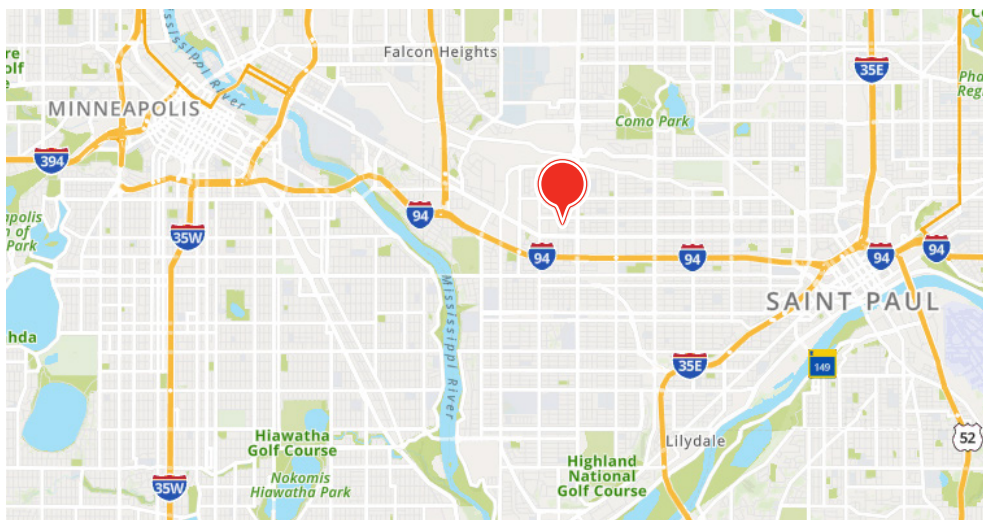
UNIVERSITY STATION REDEVELOPMENT

1647 University Ave W	
Parcel ID	33.29.23.140.184
Land Size	.48 Acres
Building Size	3,300 SF
Land Use	Drive-in Restaurant
Parking	20+

1671 University Ave W	
Parcel ID	33.29.23.140.183
Land Size	.56 Acres
Building Size	13,300 SF
Land Use	Automotive/Service
Parking	18+



The Property is ideally situated along University Avenue in the heart of Saint Paul's Midway neighborhood. The name comes from the fact that the area is almost literally midway between the downtown metros of Minneapolis and Saint Paul. The Midway is home to St. Paul's warehouse district, and a diverse mix of residential and commercial properties, including Midway Center, one of Saint Paul's shopping areas. A variety of retail stores, grocers and restaurants, operated by owners representing a variety of nationalities, provide a bustling mix of commerce and traffic on any day of the week. The intersection of University Avenue and Snelling Avenue is one of the busiest in all of the Twin Cities.



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