

FOR SALE OR BUILT-TO-SUIT

Livingston Avenue Land

WEST ST. PAUL, MN



PROPERTY INFORMATION

LIVINGSTON AVENUE LAND | WEST SAINT PAUL, MN

Lot Size: 28,670 square feet (0.65 acre)

Space Available: 4,000 -8,000 SF potential building area

Sale Price: \$285,000

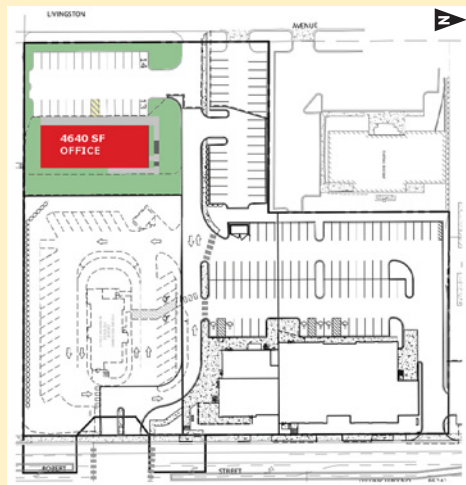
Parking/Ratio: Surface, up to 27 off-street exclusive stalls

Zoning: B3 - General Business

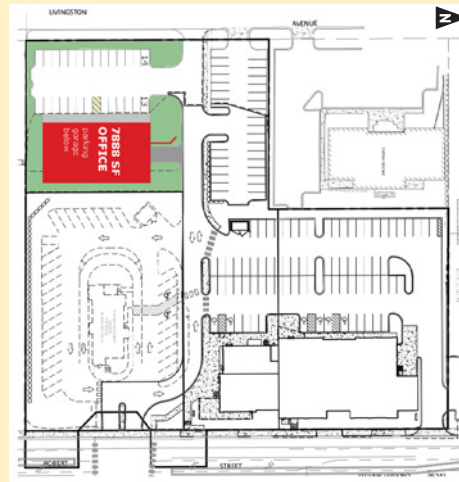
County: Dakota

POTENTIAL OFFICE/MEDICAL/RETAIL OPTIONS

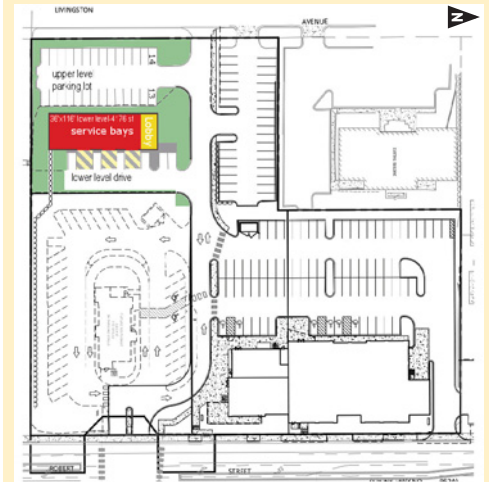
OPTION A:



OPTION B:



OPTION C:



DEMOGRAPHICS

	1 miles	3 miles	5 miles
Population	10,483	72,523	207,781
Average HH Income	\$58,386	\$74,623	72,115
Median HH Income	\$42,277	\$56,726	\$53,174

LAND AREA



HIGHLIGHTS

- › Site access from Livingston Avenue and signalized intersection at Robert Street with over 22,000 traffic counts daily
- › New medical/retail developed around site
- › Located across the street from Target and Walmart stores
- › Robert Street thoroughfare has been extensively upgraded with final street/landscape improvements slated for 2017
- › Minutes to downtown St. Paul and I-494/35E/Lafayette freeway (52)



> Contact Us



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