

LAND FOR SALE >

# Snelling Ave Development Opportunity

699 Snelling Avenue North | St. Paul, MN 55104

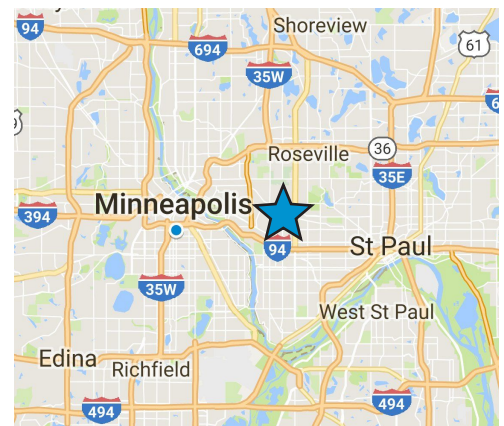


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## PROPERTY HIGHLIGHTS

- > Asking Price: \$475,000
- > Highly Desirable Snelling Ave Opportunity
- > Approximately 0.29 Acres
- > Existing Building Approximately 1,297 SF
- > Environmental Work Complete
- > Right In-Right Out on Snelling Ave
- > New Minnesota United Stadium Under Construction on Snelling Ave
- > Snelling Ave: 30,500 VPD



## CONTACT US

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# SNELLING AVE DEVELOPMENT OPPORTUNITY

- > **Location** 699 Snelling Ave N, St. Paul, MN 55104
- > **Description** 0.29 Acres
- > **Zoning** T2 Traditional Neighborhood
- > **Land Use** Commercial

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population	17,541	170,660	436,012
Median HH Income	\$43,790	\$55,707	\$53,334
Average HH Income	\$58,550	\$82,861	\$73,678

\* Source: ESRI 2015 Est.

## TRAFFIC COUNTS:

- > Snelling Ave N: 30,500 vpd
- > University Ave W: 16,300 vpd

\* Source: Minnesota Department of Transportation 2011 Study Averages are per day total cars

## SALE PRICE:

\$475,000

## CONTACT US

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## AERIAL



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