

FOR SALE

RETAIL CENTER

1214 South Robert Street
St. Paul, MN 55118

PETE DUFOUR, CCIM
952 897 7717
pete.dufour@colliers.com

COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

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We thank you for this courtesy and for your time in considering acquisition of this property.

EXECUTIVE SUMMARY

OVERVIEW

Colliers International is the exclusive agent of the Property Owner and is pleased to offer for sale 1214 Robert St, West St. Paul, MN 55118.

1214 Robert is a 5,590-sf retail building that shares a demising wall with 1200 Robert but does not have the exact ownership group as 1200 Robert. This building is vacant. The current owner has had the property since 2016

OFFERING SUMMARY

This property is offered un-priced.

PROPERTY SUMMARY

Address	1214 South Robert Street St. Paul, MN 55118
Occupancy	Not Occupied
Building Size	5,590 sf
Site Size	.28 acres
Parking	14 surface parking stalls / 3:1 ratio Access easement with 1200 Robert
PID	42-83811-01-010
Pay 2018 Real Estate Tax:	Dakota County / \$10,852
Year Built	1955
HVAC	One 5 ton RTU-20+ years old
Utilities	Separately metered for gas & electric and water /sewer
Roof/Age	Heat sealed membrane/New May 2018
Notable Improvements	New 7-ton RTU in Del Primo 2018 Great Moon new unit 2015



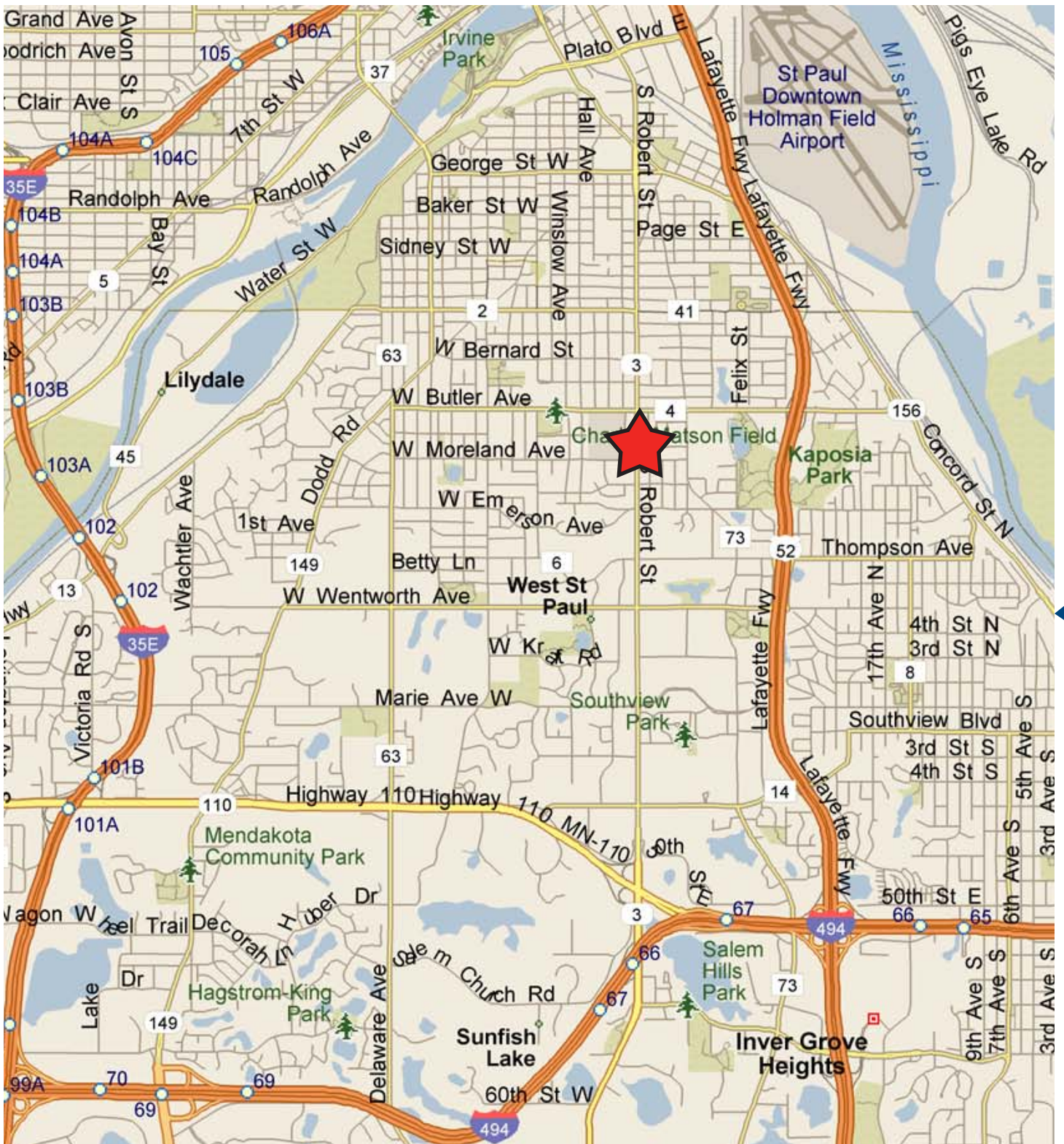
DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	15,198	85,788	281,884
Households	6,390	37,671	110,992
Average HH Income	\$68,952	\$75,866	\$75,749

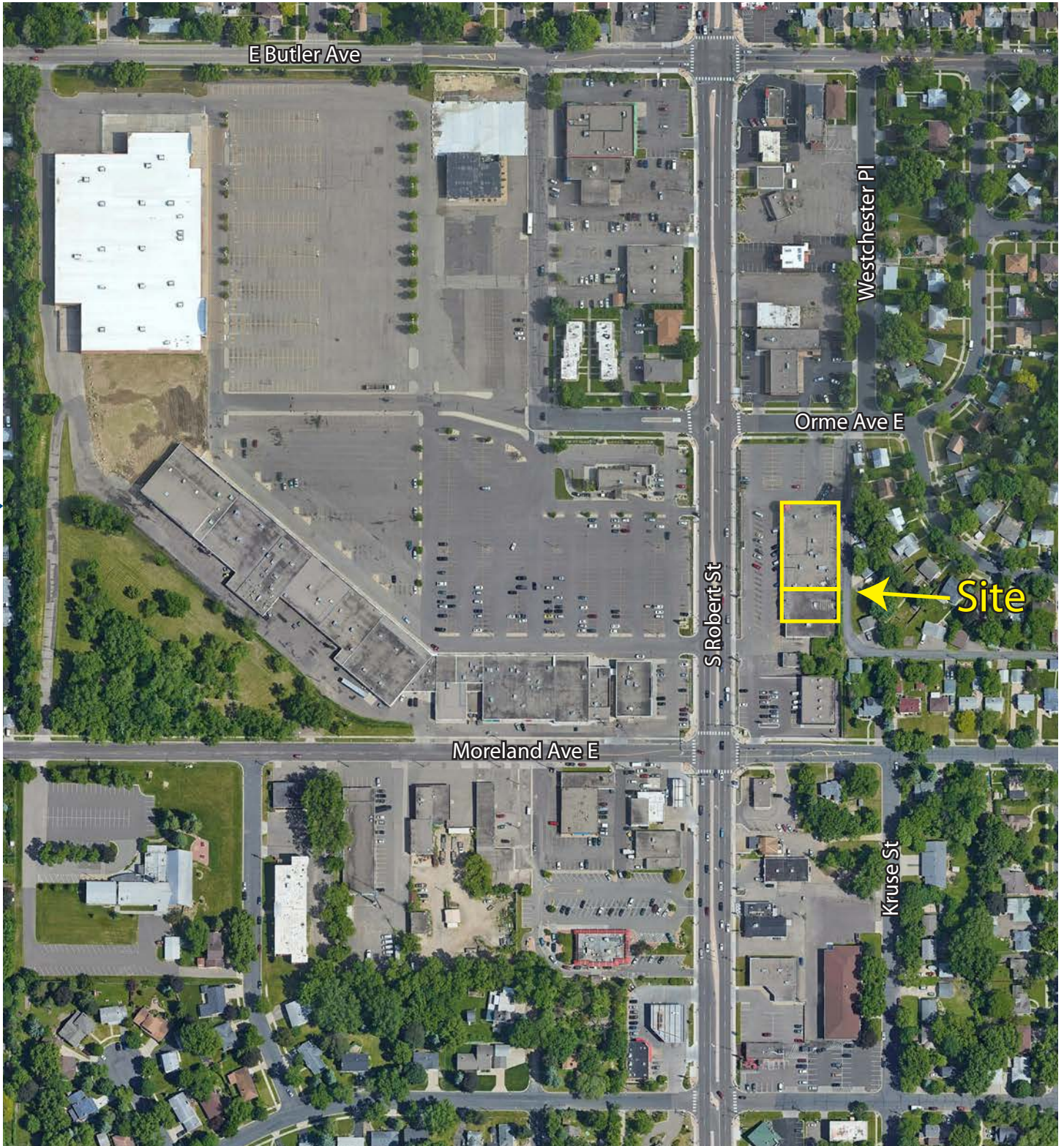
> 2018 BUDGET

1214 ROBERT STREET BUDGET 2018													
DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
INCOME													
RENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENSES													
ELECTRIC SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GAS-HEATING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WATER/SEWER	\$ 160	\$ -	\$ -	\$ 180	\$ -	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ 120	\$ -	\$ 580
CONTRACTS													
SNOW REMOVAL	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 2,000
PARKING LOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ 200
HVAC	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 400
REPAIRS													
HVAC	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 600
ELECTRICAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLUMBING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PARKING LOT	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
ROOF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ 100
CREW LABOR GENERAL/Jlm	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
LEASING COMMISSIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DUES & LICENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,347	\$ -	\$ 5,347
TAXES	\$ 908	\$ 904	\$ 904	\$ 904	\$ 904	\$ 904	\$ 904	\$ 904	\$ 904	\$ 904	\$ 904	\$ 904	\$ 10,852
STORM SEWER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RIGHT OF WAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MANAGEMENT FEE	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000
BANK CHARGES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POSTAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 1,968	\$ 2,204	\$ 1,704	\$ 1,984	\$ 1,304	\$ 1,304	\$ 1,404	\$ 1,424	\$ 1,504	\$ 1,404	\$ 6,871	\$ 1,704	\$ 24,779
PSF													\$ 4.43
NET OPERATING INCOME	\$ (1,968)	\$ (2,204)	\$ (1,704)	\$ (1,984)	\$ (1,304)	\$ (1,304)	\$ (1,404)	\$ (1,424)	\$ (1,504)	\$ (1,404)	\$ (6,871)	\$ (1,704)	\$ (24,779)
Space 5,590 s.f.													

STREET MAP



> AERIAL MAP



ORME STREET EAST

ROBERT STREET SOUTH

