

255 Kellogg Blvd E  
Saint Paul, MN 55101

FOR SALE



*Driving Possibilities*



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,150,000
Year Built:	1901
Building Size:	25,928 SF
Renovated:	2018
Zoning:	B5 - Central Business-Service District
Price / SF:	\$44.35

### PROPERTY OVERVIEW

255 Kellogg Blvd E is a five-story brick and timber historic building that was originally constructed in 1901 and redeveloped in 1985 into mixed use building that consists of commercial office space and artist co-op residential units. The property available for sale in this offering is the basement, first and second floors (the portion of the building including the artists' lofts on third, fourth and fifth floors is separately owned). The basement consists of storage units leased to the residents of the artists' lofts. The first floor is leased to three commercial tenants and includes commercial common areas. The second floor consists of approximately 11,200 sq. ft. of space in "shell" condition. Finally, the property is located in a Qualified Opportunity Zone, which could provide further tax saving benefits to buyer.

### LOCATION OVERVIEW

225 Kellogg Blvd E. is located in Saint Paul's historic Lowertown District. Often considered the artistic and cultural hub of the Twin Cities, Lowertown has experienced a resurgence in popularity over the past several years. The 225 Kellogg Blvd E. is situated right in the heart of all the neighborhood's amenities including CHS field, award-winning restaurants, craft breweries, art crawls, music venues, the Saint Paul Farmer's Market and plenty of green space and parks. It is also surrounded by dozens of residential buildings, new and old, that are helping attract the growing population of artists, entrepreneurs and businesses to the area. The building is one block from Green Line LTR station and has several parking ramps nearby that offer monthly contracts to employees working in the area at various price points.

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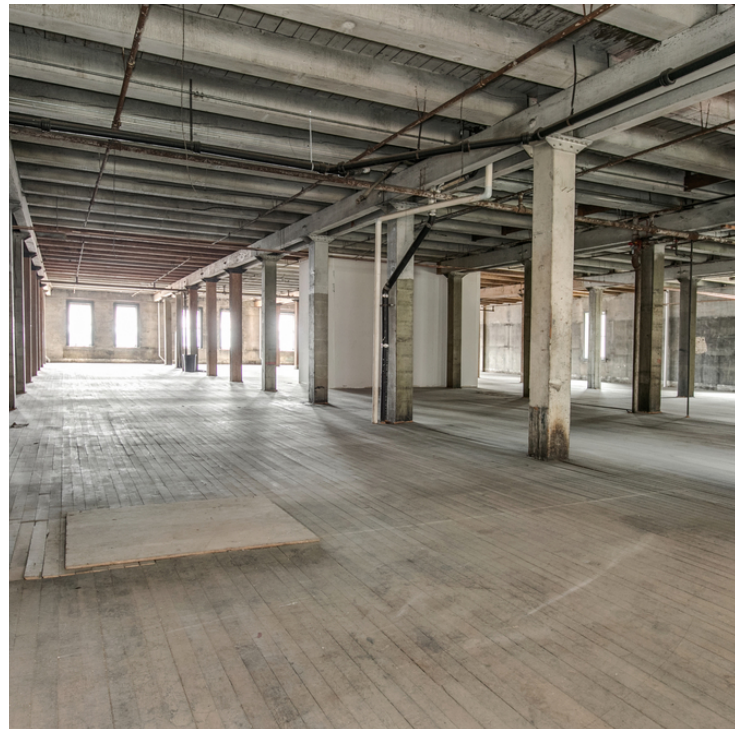
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## ADDITIONAL PHOTOS



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# LOWERTOWN HIGHLIGHTS

- Experiencing a resurgence in popularity, drawing artists, entrepreneurs and new businesses to the neighborhood
- Neighborhood amenities include CHS field, award-winning restaurants, craft breweries, art crawls, music venues, the Saint Paul Farmer's Market and plenty of green space and parks.
- Home to several hotels and dozens of residential buildings



## Walk Scores

92  
WALK

76  
TRANSIT

72  
BIKE



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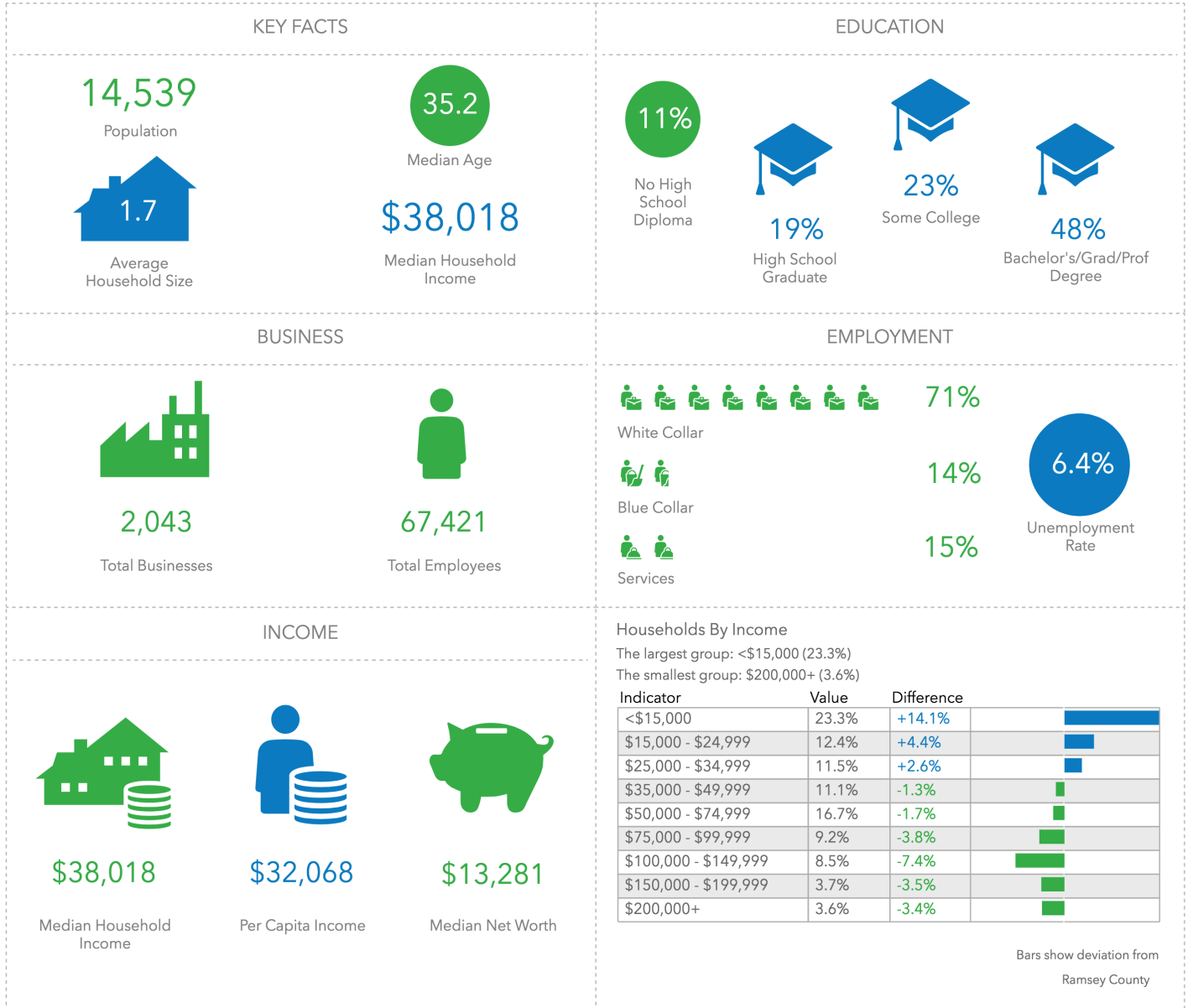


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# LOWERTOWN DEMOGRAPHICS





# LOWERTOWN PARKING MAP



**MONTHLY PARKING CONTRACT OPTIONS:**

<b>Parking Ramp:</b>	<b>Monthly Rate:</b>
Union Depot – Lot B:	\$115.00 – \$125.00
Union Depot – Lot C West:	\$50.00 – \$85.00
Farmer's Market Lot:	\$100.00
Union Depot – Lot C East:	\$35.00 – \$40.00
Lowertown Ramp:	\$130.00
Kellogg Square Ramp:	\$147.50
Jackson Street Ramp:	\$165.38
Town Square Ramp:	\$185.00 – \$285.00

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