

# 260 EDMUND

260 Edmund Avenue, Saint Paul, MN 55103



## FOR SALE OR LEASE

### AVAILABILITY

**For Sale** \$5,300,000

**For Lease** Negotiable

### PROPERTY DESCRIPTION

Historic school available for lease or sale. Located in the Frogtown neighborhood, 4 minutes northwest of Downtown St. Paul. Multi-gabled roof. Classic masonry with arched windows and muntins.

### PROPERTY STATS

- 45,000 SF (estimated)
- 3 floors
- 14 classrooms
- Gym / cafeteria
- Kitchen
- Library
- Offices
- Breakout rooms
- Computer lab
- Outdoor play area w/equipment
- Elevator
- Fire sprinkler
- ADA restrooms
- Property is currently tax exempt
- Move in ready for educational use

### LOCATION

- Located in the heart of St. Paul
- Neighborhood setting
- Easy access to University Ave and light rail (3 blocks)
- 2 blocks from Rice Street
- Within 1 block of Frogtown Community Center



**Kevin Peck**

2550 University Ave. W. Suite 416-S, St. Paul, MN 55114

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## PHOTOS



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## PHOTOS



Art Room



ADA Bathroom



Gymnasium



Gymnasium



Library



Hallway Mural



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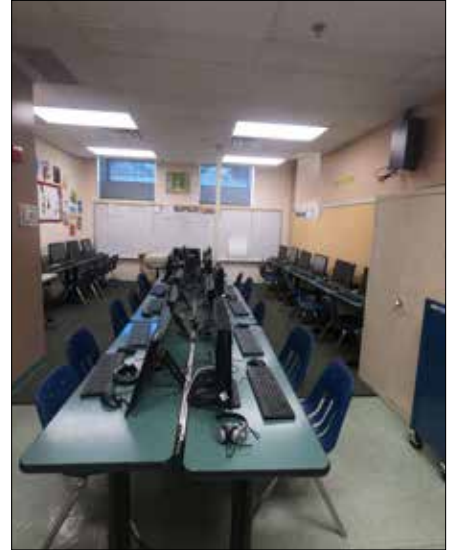
## PHOTOS



Nurse's Office



Break Out Room



Computer Lab



Playground



Playground



Playground



Back Exterior



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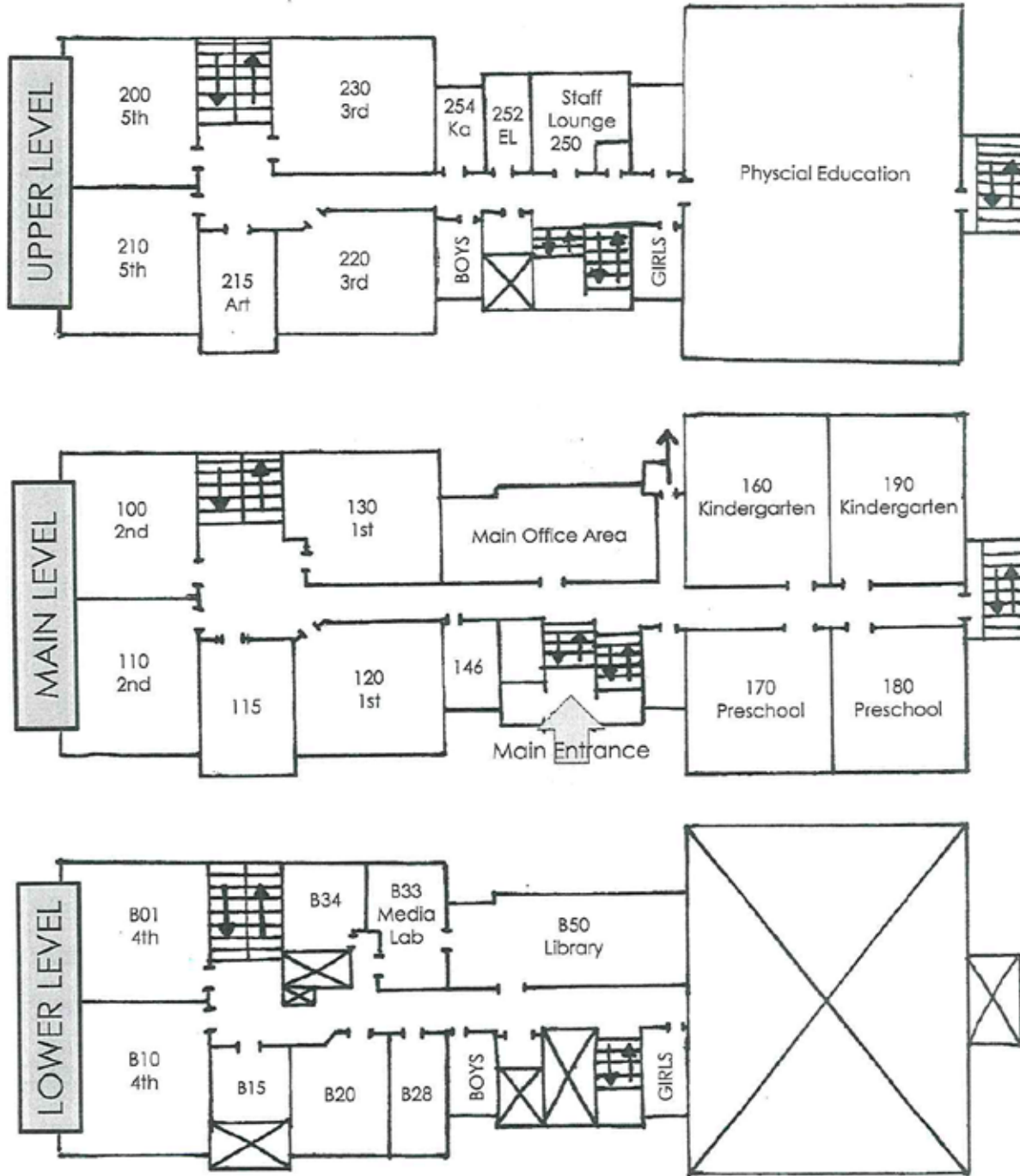
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## FLOOR PLANS



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## PARCEL MAP



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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,403	102,127	245,828
Male	6,677	50,128	120,130
Female	6,726	52,000	125,698

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH income	\$36,405	\$53,274	\$60,076
# of Households*	7,148	49,819	106,716
Housing occupied by 1 Person*	2,462	19,384	37,769
Housing occupied by Family*	4,133	25,459	58,136

\*projected 2020 census

## TRAFFIC

University Avenue (2013)	15,300 vpd	Como Ave (2017)	15,800 vpd
Marion Street (2017)	12,200 vpd	Rice Street (2017)	14,700 vpd

## AREA MAP



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