



FOR LEASE

**1608 RANDOLPH AVE
SAINT PAUL, MN 55105**

**RE/MAX RESULTS
COMMERCIAL GROUP**

ResultsCommercial.com

EXECUTIVE SUMMARY

1608 RANDOLPH AVE
SAINT PAUL, MN 55105



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

0.12 Acres

Building Size:

1,650 SF

Zoning:

T3-Traditional
Neighborhood

PROPERTY OVERVIEW

Snelling & Randolph Industrial/Shop space available for lease beginning April 1st in St. Paul. Space is approximately 50' x 33' for a total of 1,650 Square Feet. Three 10' x 10' drive-in doors (1 in front, 2 in back) with remote opening. Small office area with desk set-up in space from past use (Carpet Cleaning Business). 2 services doors (front & back). Restroom with shower in the space. 15' x 6' mezzanine space within the space. Additional off-street parking available outside in rear and on-street parking available in front. New curb cut coming this spring for the front drive-in door. 1 floor drain and 2 wash tubs. \$1,995/month + Utilites. No auto repair permitted. Perfect convenient location for service related businesses!

PROPERTY HIGHLIGHTS

- 3 Drive-In Doors
- ~1,650 SF (50' x 33')
- Available April 1st, 2019
- Perfect for Service Businesses
- Convenient St. Paul Location

Presented By:

Hayden Hulsey, CCIM | Commercial Broker | 651.256.7404 | hayden@resultscommercial.com

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PROPERTY DETAILS

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LEASE RATE

N/A

LOCATION INFORMATION

| | |
|------------------|----------------------|
| Building Name | 1608 Randolph Ave |
| Street Address | 1608 Randolph Ave |
| City, State, Zip | Saint Paul, MN 55105 |
| County/Township | Ramsey |
| Road Type | Paved |

BUILDING INFORMATION

| | |
|---------------------|----------|
| Building Size | 1,650 SF |
| Tenancy | Single |
| Number Of Floors | 1 |
| Gross Leasable Area | 1,650 SF |
| Construction Status | Existing |
| Free Standing | Yes |

PROPERTY DETAILS

| | |
|------------------|-----------------------------|
| Property Type | Industrial |
| Property Subtype | Flex Space |
| Zoning | T3-Traditional Neighborhood |
| Lot Size | 0.116 Acres |

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PHOTOS

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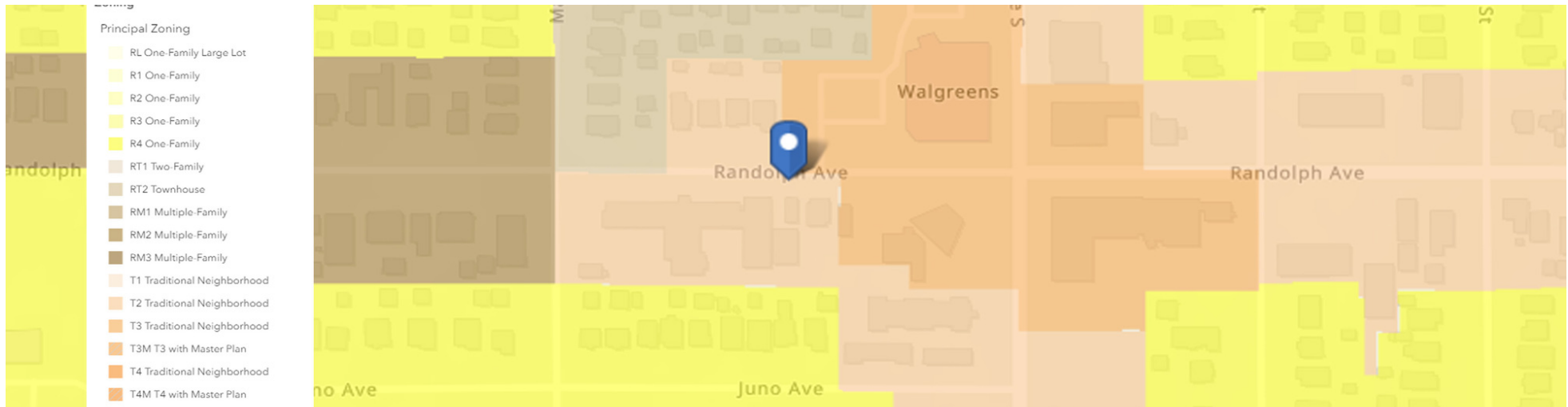
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ZONING INFORMATION

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T3 - TRADITIONAL NEIGHBORHOOD

TN traditional neighborhood districts are intended to foster the development and growth of compact, pedestrian-oriented urban villages. All four (4) districts are intended to encourage a compatible mix of commercial and residential uses within buildings, sites and blocks; new development in proximity to major transit streets and corridors; and additional choices in housing.

The T3 traditional neighborhood district provides for high-density pedestrian and transit oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:

- A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;
- A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;
- A system of interconnected streets and paths that offer multiple routes for motorist, pedestrians and bicyclists, and are connected to existing and future streets;
- A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.

For more information please visit the City of St. Paul website:

https://library.municode.com/mn/st._paul/codes/code_of_ordinances?nodeId=PTIILECO_TITVIIIIZOCO_CH66ZOCOONDIUSDEDIST_ARTIII66.300.TRNEDI

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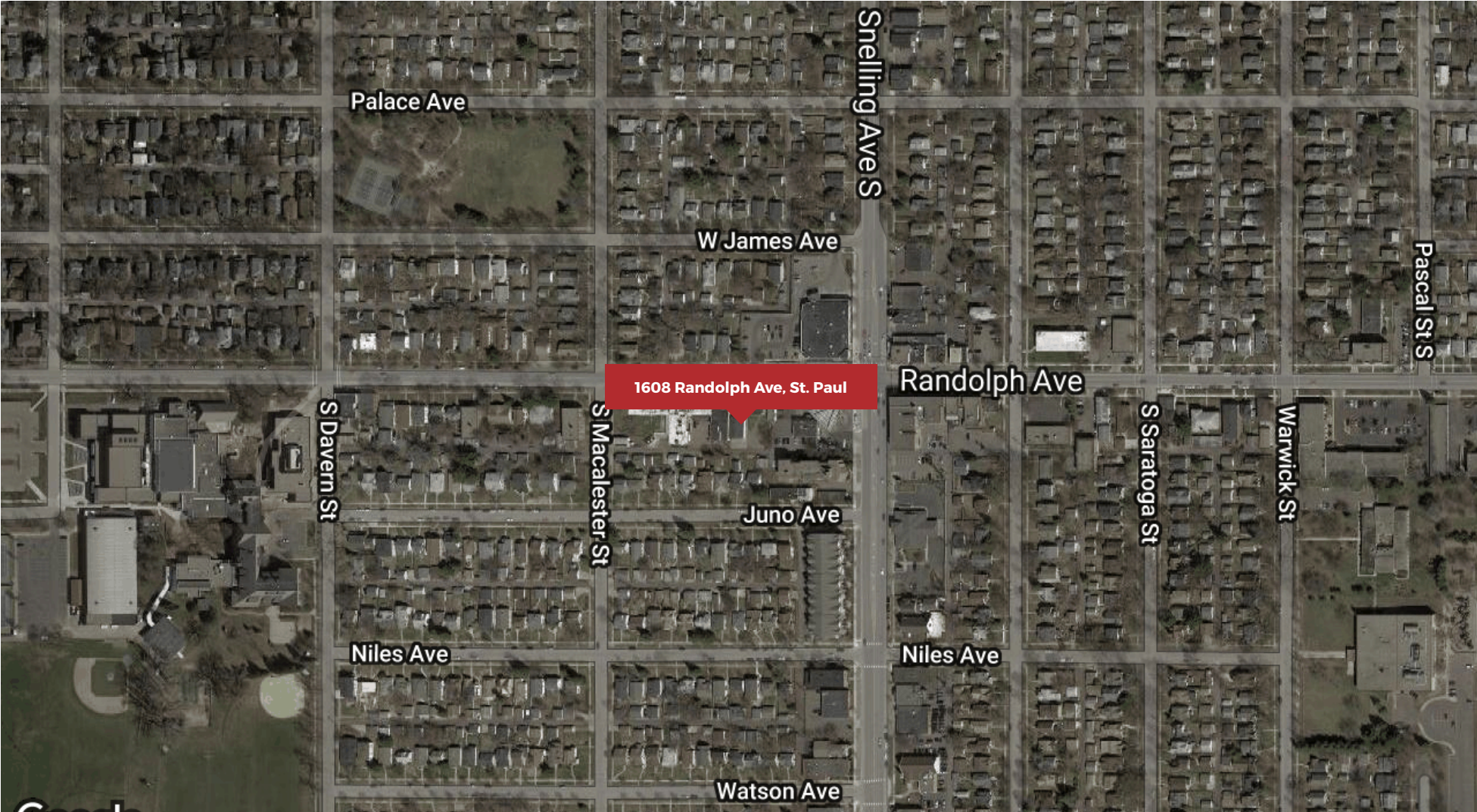
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REGIONAL MAP

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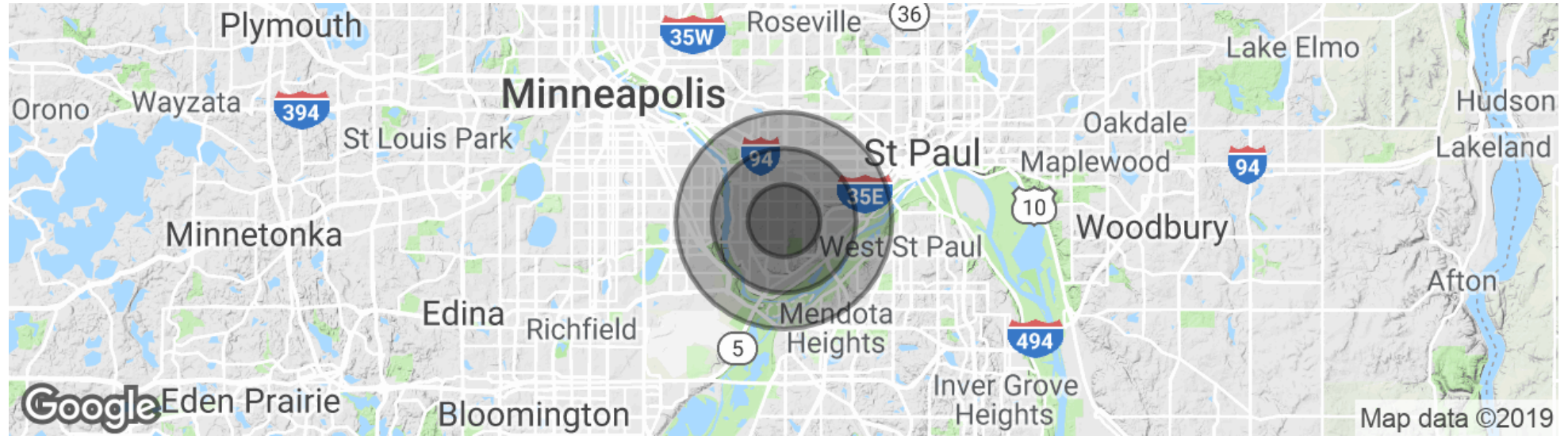
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DEMOGRAPHICS MAP & REPORT

1608 RANDOLPH AVE

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POPULATION

Total population
Median age
Median age (Male)
Median age (Female)

1 MILE

22,157
35.0
34.9
35.4

2 MILES

72,754
34.1
33.1
35.0

3 MILES

141,368
34.6
34.0
35.3

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

1 MILE

8,857
2.5
\$92,326
\$338,686

2 MILES

29,892
2.4
\$87,135
\$333,081

3 MILES

60,145
2.4
\$78,724
\$306,791

** Demographic data derived from 2010 US Census*

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