

Owner-User Opportunity with In-Place Income - Impeccable Condition



INVESTMENT HIGHLIGHTS:

Prime retail investment opportunity located along the active White Bear Avenue in St. Paul. With over 18,000 vehicles per day on White Bear Avenue, this site offers excellent visibility and strong daytime demographics. Major area retailers include Walgreens, Dollar Tree, O'Reilly Auto Parts and more.

PROPERTY HIGHLIGHTS:

- Two-tenant commercial property 100% leased
- New windows, signage and roof completed in 2016
- Strong area demographics and traffic counts
- Excellent visibility and access from White Bear Avenue
- Impeccable condition

Financial Highlights

Tenant	Cricket Wireless	Glass & Mirror, Inc.
Square Feet	1,004	3,481
Modified Gross Rental Rate	\$20.00	\$15.25
Lease Expiration	5/2022	12/2022
Renewal	Two (2) 5-Year	Five (5) Year
Tenants split gas/electric on a prorata basis.		

Property Details

Sale Price Reduced	\$515,000.00 (\$114.83/SF) \$495,000.00 (\$110.37/SF)
Tenants	Cricket Wireless: 1,004 SF Glass & Mirror, Inc: 3,481 SF Total: 4,485 SF
Lot Size	11,097 SF or 0.25 Acres
Type of Property	Retail
Property ID #	22.29.22.11.0159
Year Built	1953; Renovated 2016
Zoning	B3, General Business District
Parking	15 Parking Stalls
2019 Est. Taxes	\$10,996.00 (\$2.45/SF)

Estimated "In-Place" Financial Summary

Est. Annual Gross Rent	\$73,000
Est. NOI	\$42,000
Est. Cash on Cash Return	12.5%
Cap Rate	8.5%



1627 White Bear Avenue N

St. Paul | MN 55106



Glass & Mirror, Inc. Lobby & Showroom

Demographics	1 Mile	3 Miles	5 Miles
Total Population	18,004	134,210	267,914
5 Yr Population Forecast	18,898	140,787	280,741
Total Employees	5,890	36,218	116,936
Total Households	6,549	49,648	103,713
Avg. HH Income	\$73,752	\$76,820	\$79,443
Traffic Counts	18,800 VPD on White Bear Avenue N		

*Source: LandVision 2019

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