FOR SALE
1678 & 1684 Selby Avenue
St. Paul, MN 55104

2 PROPERTY OFFICE PACKAGE IN MERRIAM PARK

See RESULTSCOMMERCIAL.COM for Virtual Tours and Drone Video!

MARK HULSEY
Managing Broker
651.755.2068 mobile | 651.256.7404 office
mark@resultscommercial.com
resultscommercial.com

FACTS & FEATURES

- List Price: $600,000
  (Package Price - Will Not Split)
- Property Type: (2) Office Buildings
- Zoning: BC Community Business
- Total Finished Square Feet: 3,505 SF
- Great Visibility & Easy Access
- Parking Lot in Rear ~ 8 spots including Handicap
- Contract for Deed Possible
FOR SALE
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2 PROPERTY OFFICE PACKAGE IN MERRIAM PARK

PROPERTY 1:
1678 Selby Avenue St. Paul, MN 55104

LIST PRICE: $600,000 (Package Price)

PROPERTY TYPE: Office Building

YEAR BUILT: 1908

PID/LEGAL DESCRIPTION:
042823110167 EX AVE LOT 3 BLK 8

COUNTY: Ramsey

2016 TAXES: $8,520

GROSS BUILDING AREA: 2,402 SF

TOTAL LOT SQUARE FEET: 4,792 SF

TOTAL FINISHED SQUARE FOOTAGE: 1,710 SF

TOTAL LOT ACREAGE: 0.11 Acres

PARKING: 8 Spots in Back + 1 Handicap; ample street parking

ZONING: BC Community Business (converted)

TRAFFIC COUNT: 4,650 VPD on Selby Ave

AMENITIES/EXTRAS:
• Large Kitchen Area on Main Level
• ADA Compliant Ramp in Rear Entrance
• Open Basement for Storage

HVAC:
• Hot Water Boiler
• Radiator Heat
• Window A/C

RESTROOMS: 1 Total
• 2nd Level: 1/2 Bath

ROOF: New in 2015

2 Property Office Package in excellent Merriam Park Neighborhood. 1678 Selby Ave PID: 042823110167. 1684 Selby Ave PID: 042823110168. 2 Single-Family homes converted to office use. Both buildings in good condition. Multiple tenants in both buildings. Flexibility for a new owner/user, with space available immediately along with the stability of long-time tenants for investment income. Dedicated, shared parking lot in rear of buildings. This is a fantastic Merriam Park location (immediate adjacent building being rehabbed for new bar/restaurant). Contract for Deed may be possible for qualified buyers. Contact Broker for tours.
FOR SALE
1678 & 1684 Selby Avenue
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2 PROPERTY OFFICE PACKAGE IN MERRIAM PARK

PROPERTY 2:
1684 Selby Avenue St. Paul, MN 55104

LIST PRICE: $600,000 (Package Price)
PROPERTY TYPE: Office Building
YEAR BUILT: 1914
PID/LEGAL DESCRIPTION: 042823110167 EX AVE LOT 4 BLK 8
COUNTY: Ramsey
2016 TAXES: $10,398
GROSS BUILDING AREA: 2,485 SF
TOTAL LOT SQUARE FEET: 4,792 SF
TOTAL FINISHED SQUARE FOOTAGE: 1,795 SF
TOTAL LOT ACREAGE: 0.11 Acres
PARKING: 8 Spots in Back + 1 Handicap; ample street parking
ZONING: BC Community Business (converted)
TRAFFIC COUNT: 4,650 VPD on Selby Ave

AMENITIES/EXTRAS:
• Kitchenette Area on Main Level
• ADA Compliant Ramp in Rear Entrance

HVAC:
• New GFA with Central Air in 2015

RESTROOMS: 2 Total
• 2nd Level: 1/2 Bath
• Basement: 1/2 Bath

EXTERIOR:
Aluminum Siding

ROOF: New in 2002

See Our Drone and Virtual Videos!
At ResultsCommercial.com

REALIST: Tax Parcel Outline
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**FOR SALE**

1678 & 1684 Selby Avenue  
St. Paul, MN 55104

**2 PROPERTY OFFICE PACKAGE IN MERRIAM PARK**

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**RENT ROLL**  
Full Rent Roll and Additional Financial  
Information Available Upon Request with Signed NDA

<table>
<thead>
<tr>
<th></th>
<th>1678 SELBY AVE</th>
<th>TOTAL OFFICE SQUARE FOOTAGE</th>
<th>1684 SELBY AVE</th>
<th>TOTAL OFFICE SQUARE FOOTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor Office</td>
<td></td>
<td>156 SF</td>
<td>1st Floor Office - South</td>
<td>188 SF</td>
</tr>
<tr>
<td>2nd Floor Office - Southwest</td>
<td></td>
<td>115 SF</td>
<td>1st Floor Office - East</td>
<td>175 SF</td>
</tr>
<tr>
<td>2nd Floor Office - Northeast</td>
<td></td>
<td>130 SF</td>
<td>1st Floor Office - North</td>
<td>144 SF</td>
</tr>
<tr>
<td>2nd Floor Office - Southeast</td>
<td></td>
<td>127 SF</td>
<td>2nd Floor Office - South</td>
<td>152 SF</td>
</tr>
<tr>
<td>3rd Floor Office w/2nd Floor Waiting Room</td>
<td></td>
<td>466 SF</td>
<td>2nd Floor Office - East</td>
<td>114 SF</td>
</tr>
<tr>
<td></td>
<td>1687 SELBY AVE</td>
<td>TOTAL BUILDING SQUARE FEET: 1,710 SF</td>
<td></td>
<td>1684 SELBY AVE</td>
</tr>
</tbody>
</table>

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2 PROPERTY OFFICE PACKAGE IN MERRIAM PARK

ZONING: SAINT PAUL
BC Community Business (converted)

Sec. 66.413. - Intent, BC Community Business (converted) District.

The BC community business (converted) district is a business district expressly for existing residential structures in commercial areas, which will permit the operation of businesses which do not generate large amounts of traffic and at the same time will retain the visual character of the building forms and open space associated with residential uses. This includes a limited height on buildings and front and side yards. It is further the intent of this district to provide parking for employees who work in buildings which are converted from residential to business use.

For more information regarding St. Paul Zoning Codes and Usage please go to:

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Whether you’re looking for hockey, history or hops, you’ll find them all in Saint Paul. A blue collar city built on the bluffs of America’s greatest river - the Mississippi. We are North America’s most romantic getaway, the top-ranked park system and the best local food scene. Saint Paul is known as the “City of Neighborhoods,” each offering a celebration of the city’s long-cherished heritage and diversity. Life in these vibrant neighborhood districts flows deep with tradition, with many of the restaurants and businesses proudly bearing the names of the immigrant families who founded them generations ago.

Saint Paul’s history as Prohibition-era hotbed for gangsters, gals and whiskey runners is well known. Saint Paul celebrates this storied past by offering tours of sites where the gangsters once lived as they planned and executed the most notorious crimes perpetrated in the upper Midwest. Gangster tours highlight the sites of nightclubs, kidnappings and gun battles associated with the lawlessness of the 1930’s.

As the arts and culture capital of the Midwest, Saint Paul boasts more than 52,000 theater seats, three world-class museums, legendary historic sites and a vibrant arts and entertainment community. The Ordway Center for the Performing Arts, located in downtown Saint Paul, is recognized as one of the nation’s leading not-for-profit performing arts centers, with nearly 500 performances annually, including several Broadway hits. Ordway is also home to the Minnesota Opera and Saint Paul Chamber Orchestra. Fans of Minnesota Public Radio can look on as Garrison Keillor broadcasts “A Prairie Home Companion” live from the Fitzgerald Theater, named after the famous Minnesota author, F. Scott Fitzgerald.
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2 PROPERTY OFFICE PACKAGE IN MERRIAM PARK

DEMOGRAPHICS

Demographic and Income Profile
1678 Selby Ave, St Paul, Minnesota, 55104
Prepared by Esri
Latitude: 44.946552
Longitude: -93.17131

<table>
<thead>
<tr>
<th>Summary</th>
<th>Census 2010</th>
<th>2016</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>7,014</td>
<td>7,074</td>
<td>7,271</td>
</tr>
<tr>
<td>Households</td>
<td>2,653</td>
<td>2,680</td>
<td>2,756</td>
</tr>
<tr>
<td>Families</td>
<td>1,182</td>
<td>1,180</td>
<td>1,208</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.38</td>
<td>2.39</td>
<td>2.40</td>
</tr>
<tr>
<td>Owner Occupied Housing Units</td>
<td>1,248</td>
<td>1,231</td>
<td>1,252</td>
</tr>
<tr>
<td>Renter Occupied Housing Units</td>
<td>1,405</td>
<td>1,448</td>
<td>1,504</td>
</tr>
<tr>
<td>Median Age</td>
<td>28.9</td>
<td>30.7</td>
<td>32.2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Trends: 2016 - 2021 Annual Rate</th>
<th>Area</th>
<th>State</th>
<th>National</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>0.55%</td>
<td>0.74%</td>
<td>0.84%</td>
</tr>
<tr>
<td>Households</td>
<td>0.56%</td>
<td>0.74%</td>
<td>0.79%</td>
</tr>
<tr>
<td>Families</td>
<td>0.47%</td>
<td>0.68%</td>
<td>0.72%</td>
</tr>
<tr>
<td>Owner Hrs</td>
<td>0.34%</td>
<td>0.73%</td>
<td>0.73%</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>2.56%</td>
<td>1.89%</td>
<td>1.89%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Households by Income</th>
<th>2016</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$15,000</td>
<td>318</td>
<td>337</td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>253</td>
<td>240</td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>286</td>
<td>283</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>424</td>
<td>471</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>392</td>
<td>244</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>258</td>
<td>257</td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>350</td>
<td>423</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>219</td>
<td>284</td>
</tr>
<tr>
<td>$200,000+</td>
<td>178</td>
<td>216</td>
</tr>
</tbody>
</table>

| Median Household Income | $52,631 | $53,712 |
| Average Household Income | $83,321 | $92,568 |
| Per Capita Income | $36,042 | $35,944 |

<table>
<thead>
<tr>
<th>Population by Age</th>
<th>Census 2010</th>
<th>2016</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 4</td>
<td>320</td>
<td>301</td>
<td>320</td>
</tr>
<tr>
<td>5 - 9</td>
<td>312</td>
<td>270</td>
<td>257</td>
</tr>
<tr>
<td>10 - 14</td>
<td>326</td>
<td>314</td>
<td>258</td>
</tr>
<tr>
<td>15 - 19</td>
<td>663</td>
<td>696</td>
<td>617</td>
</tr>
<tr>
<td>20 - 24</td>
<td>1,375</td>
<td>1,046</td>
<td>935</td>
</tr>
<tr>
<td>25 - 34</td>
<td>1,108</td>
<td>1,393</td>
<td>1,701</td>
</tr>
<tr>
<td>35 - 44</td>
<td>784</td>
<td>807</td>
<td>876</td>
</tr>
<tr>
<td>45 - 54</td>
<td>912</td>
<td>826</td>
<td>721</td>
</tr>
<tr>
<td>55 - 64</td>
<td>759</td>
<td>804</td>
<td>787</td>
</tr>
<tr>
<td>65 - 74</td>
<td>245</td>
<td>411</td>
<td>548</td>
</tr>
<tr>
<td>75 - 84</td>
<td>132</td>
<td>142</td>
<td>190</td>
</tr>
<tr>
<td>85+</td>
<td>58</td>
<td>62</td>
<td>62</td>
</tr>
</tbody>
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DEMOGRAPHICS

Demographic and Income Profile
1678 Selby Ave, St Paul, Minnesota, 55104
Prepared by Esri
Latitude: 44.94613
Longitude: -93.17121

Trends 2016-2021

Population | Annual Rate (in percent)
---|---
Area | 1.1%
State | 1.3%
USA | 1.5%

Population by Age

<table>
<thead>
<tr>
<th>Age Range</th>
<th>2016</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>10%</td>
<td>15%</td>
</tr>
<tr>
<td>5-9</td>
<td>12%</td>
<td>15%</td>
</tr>
<tr>
<td>10-14</td>
<td>14%</td>
<td>17%</td>
</tr>
<tr>
<td>15-19</td>
<td>16%</td>
<td>19%</td>
</tr>
<tr>
<td>20-24</td>
<td>18%</td>
<td>20%</td>
</tr>
<tr>
<td>25-34</td>
<td>20%</td>
<td>21%</td>
</tr>
<tr>
<td>35-44</td>
<td>22%</td>
<td>23%</td>
</tr>
<tr>
<td>45-54</td>
<td>24%</td>
<td>25%</td>
</tr>
<tr>
<td>55-64</td>
<td>26%</td>
<td>27%</td>
</tr>
<tr>
<td>65-74</td>
<td>27%</td>
<td>28%</td>
</tr>
<tr>
<td>75-84</td>
<td>28%</td>
<td>29%</td>
</tr>
<tr>
<td>85+</td>
<td>29%</td>
<td>30%</td>
</tr>
</tbody>
</table>

2016 Household Income

- $35K - $49K: 10.5%
- $50K - $74K: 14.8%
- $75K - $99K: 8.8%
- $100K - $124K: 13.1%
- $125K - $149K: 6.1%
- $150K - $199K: 4.9%
- $200K+: 0.5%

2016 Population by Race

- White: 70%
- Black: 20%
- Am. Ind.: 5%
- Asian: 2%
- Pacific: 2%
- Other: 1%
- Two or More: 1%

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Traffic Count Map - Close Up
1678 Selby Ave, St Paul, Minnesota, 55104
Rings: 0.5, 1.5, 3 mile radii

Prepared by Esri
Latitude: 44.94853
Longitude: -93.17131

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