

FOR SALE OR LEASE

871 JEFFERSON AVE
ST PAUL, MN 55102

4,790 SF
Prime St Paul
Office Building



PRICE REDUCTION: ~~\$680,000~~ \$629,000

**METRO
EAST** 
COMMERCIAL REAL ESTATE SERVICES

Jon Whitcomb Broker / Owner

1950 Northwestern Ave N #101
Stillwater, MN 55082

Cell 651.283.4884
Office 651.351.5005

Email Jon@MetroEastCRE.com
Web www.MetroEastCRE.com

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Highlights

- ◆ Direct Access to I-35E
- ◆ Prime location in the West Seventh/Highland Park neighborhood
- ◆ Near many area amenities

Property Information

Building Size:	4,790 SF Total
Parcel Size:	0.3567 Acres
Available For Lease:	Unit 7: 1,500 SF
Sale Price:	\$680,000 \$629,000
Lease Rate:	Negotiable
2024 Tax & CAM:	\$10.51 PSF
2024 Taxes:	\$20,008
Tenancy:	Multi-Tenant
HVAC:	Gas Forced Air / Central AC
Parking:	18 stall surface lot
HVAC:	Gas / Forced Air
Zoning:	B2 / Community Business
Year Built:	1970

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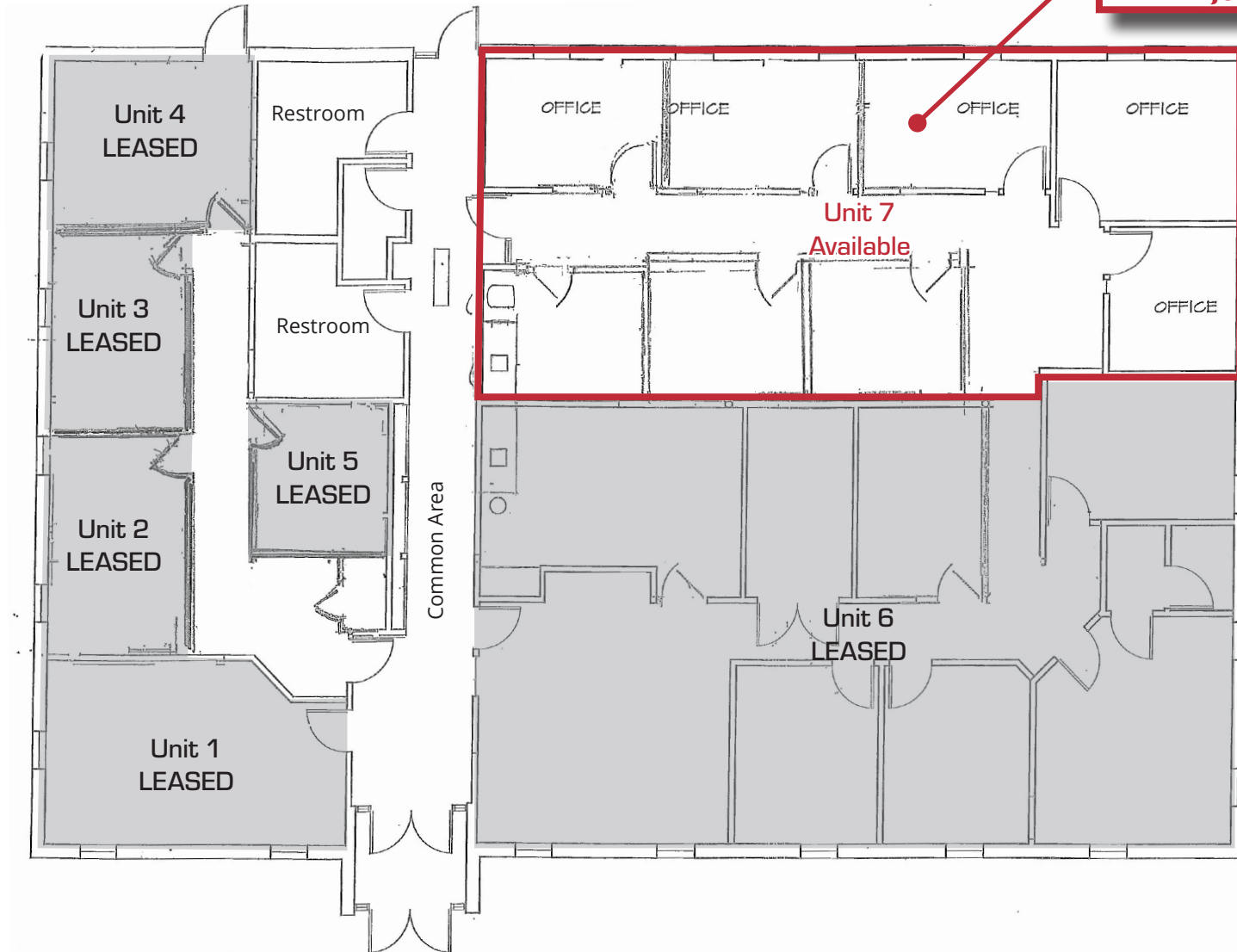
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Available For Sale: 4,790 SF Total

Available For Lease:
1,500 SF



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Immediate access to I-35E



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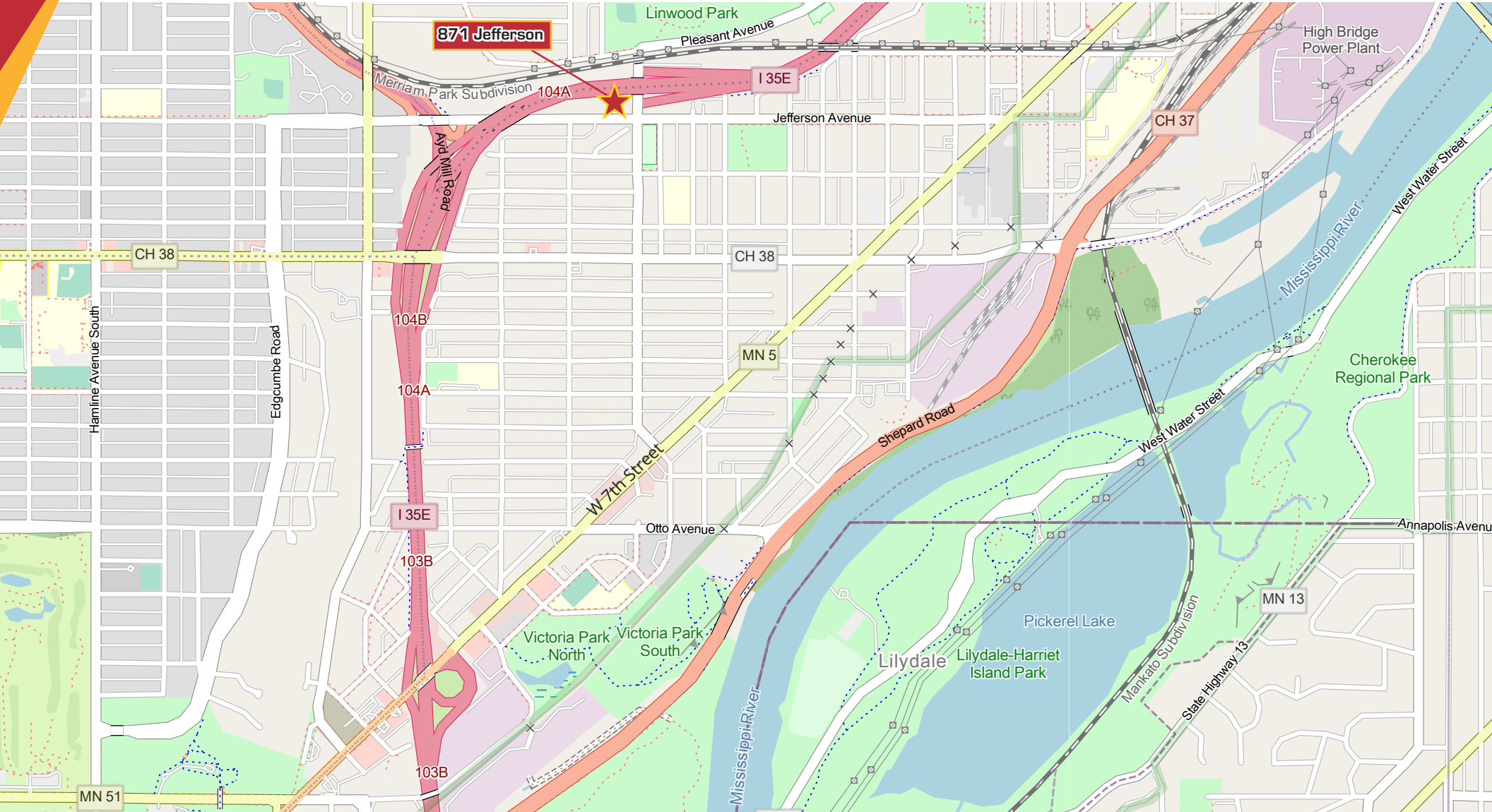
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