

# FOR SALE OR LEASE

999 HUDSON ROAD  
SAINT PAUL, MN 55106

## 10,123 SF

Full building available featuring a first floor Laundromat, two upper level apartment units, two single car garages and a developable lot to the east of the building. The building has I-94 frontage and a heavy glassline.



**Scott Kragness** *Senior Sales Executive*

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# FOR SALE OR LEASE: Retail / Laundromat Building

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## Property Information

Building Size:	10,123 SF
Sale Price:	\$875,000 Total -\$625,000 for current building -\$250,000 for attached lot
Lease Rate:	Negotiable
2024 Taxes:	\$9,180.00
Year Built:	1964
Roof Replaced:	2024

- ◆ Highly visible building
- ◆ Two single car garages
- ◆ Laundromat updated in 2015
- ◆ Upper level features two apartment units (one-bedroom and three-bedroom)
- ◆ Two (2) wall-mounted TVs
- ◆ Change machines



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## Laundry Units

# Of Units	Type of Unit	Year Installed
4	IPSO 30 lb Dryer	2015
16	IPSO 30 lb Dryer	Unknown
2	IPSO 75 lb Dryer	2015
7	IPSO 40 lb Washer	Unknown
2	IPSO 55 lb Washer	2015
8	IPSO 20 lb Washer	2015



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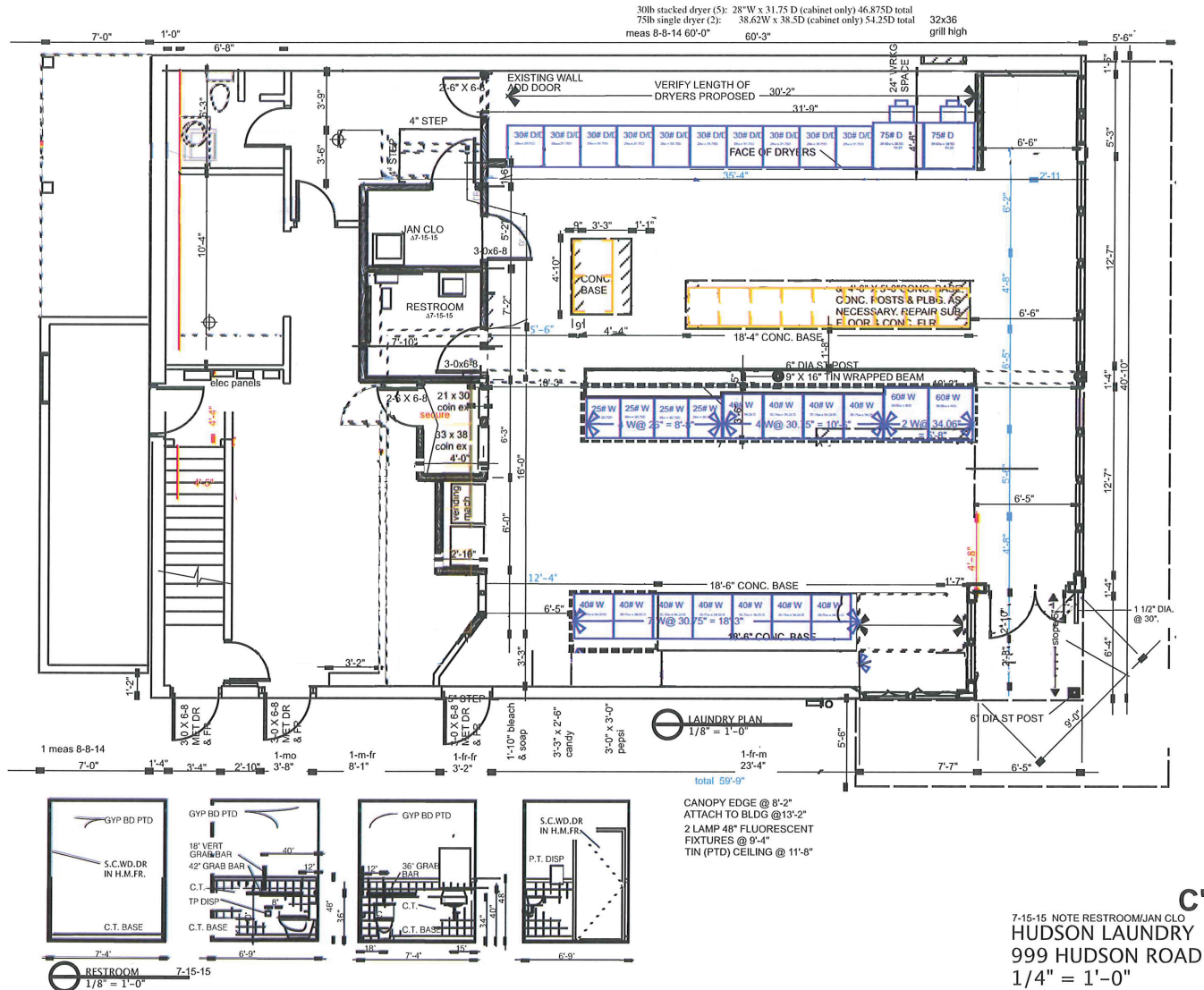
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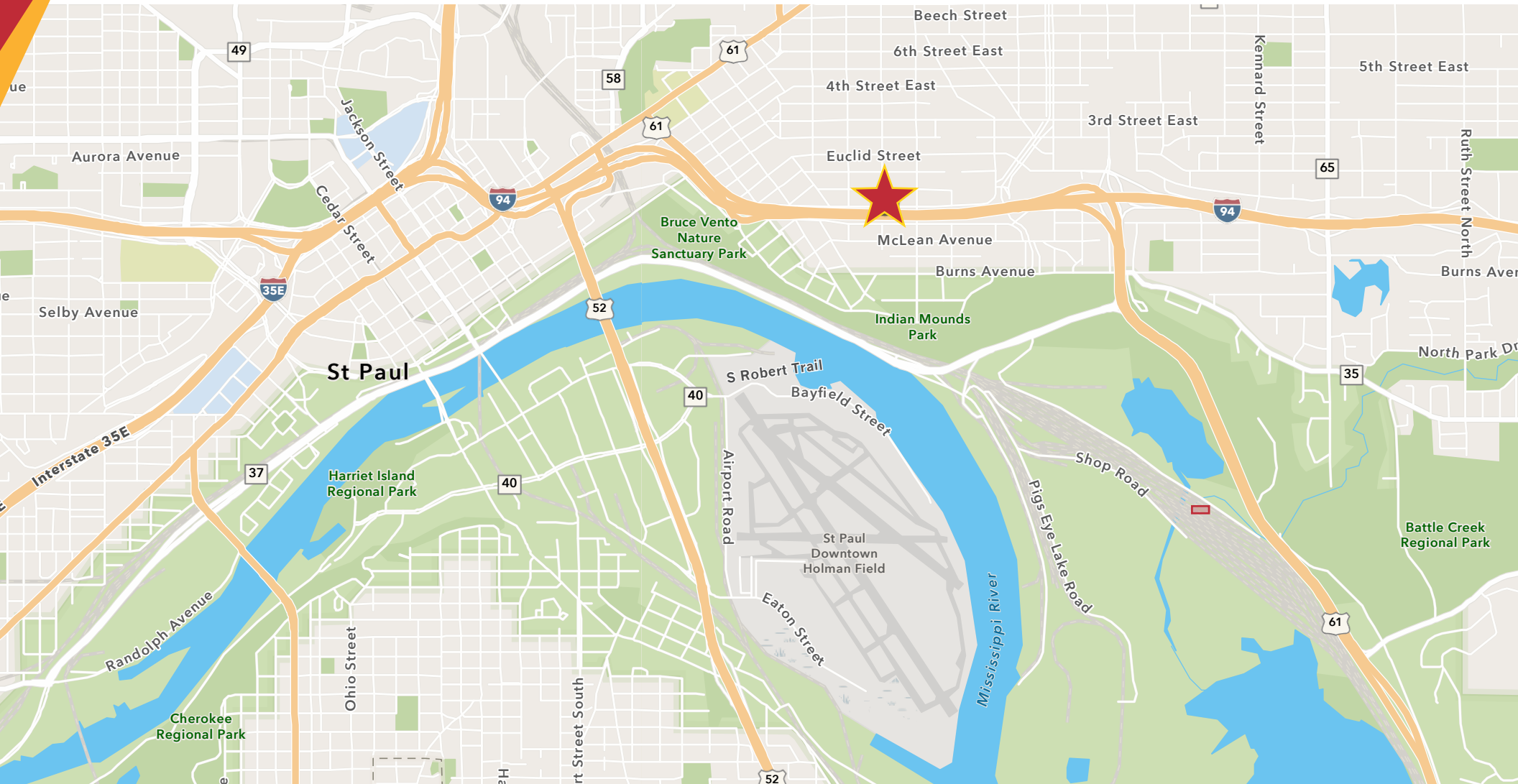
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