

822 Western Ave N

Saint Paul, MN 55103

**Industrial
Investment Opportunity**

Offering Memorandum

Flexible I-1 zoning with gated yard space. Ability to add outside storage



MATTHEWS™

Exclusively Listed By



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Matthews of Minnesota, LLC

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PROPERTY OVERVIEW

822 Western Ave N
Saint Paul, MN 55103





 **St. Paul Downtown Airport**
±410 Employees | \$312 M Annual Economic Output
±4.3 Miles Away

Downtown St Paul
±4.4 Miles Away

CY-CON, INC.
structural solutions
ACE AUTO PARTS

 **Regions Hospital**
Medical Center
±554 Beds | ±4,500 Employees

 **Mirage Commons**
±139 Units

 **CRAZY FRESH**
Produce Wholesaler

 **AFLAS**
AUTO PARTS

 **GOODIN COMPANY**
Wholesaler

 **GLOBAL AUTO**
USA

 **WM**
WASTE MANAGEMENT

 **QXO**
Building Materials Supplier

 **BNSF Railway**
Runs east—west through the Como/North End area of St. Paul

Subject Property 

Western Ave N

Property Highlights

- Rare sub 10k SF building in St Paul
- Central location with easy access to 94 and 35E
- Building is turnkey with updated plumbing, electrical, HVAC and office. The roof is 9 year old.
- Flexible I-1 zoning with gated yard space. Ability to add outside storage.

List Price	\$800,000
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Price Per SF	\$114
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Loading	One 8' Door
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Year Built	1948
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APN	25-29-23-43-0018
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Zoning	I-1 Industrial
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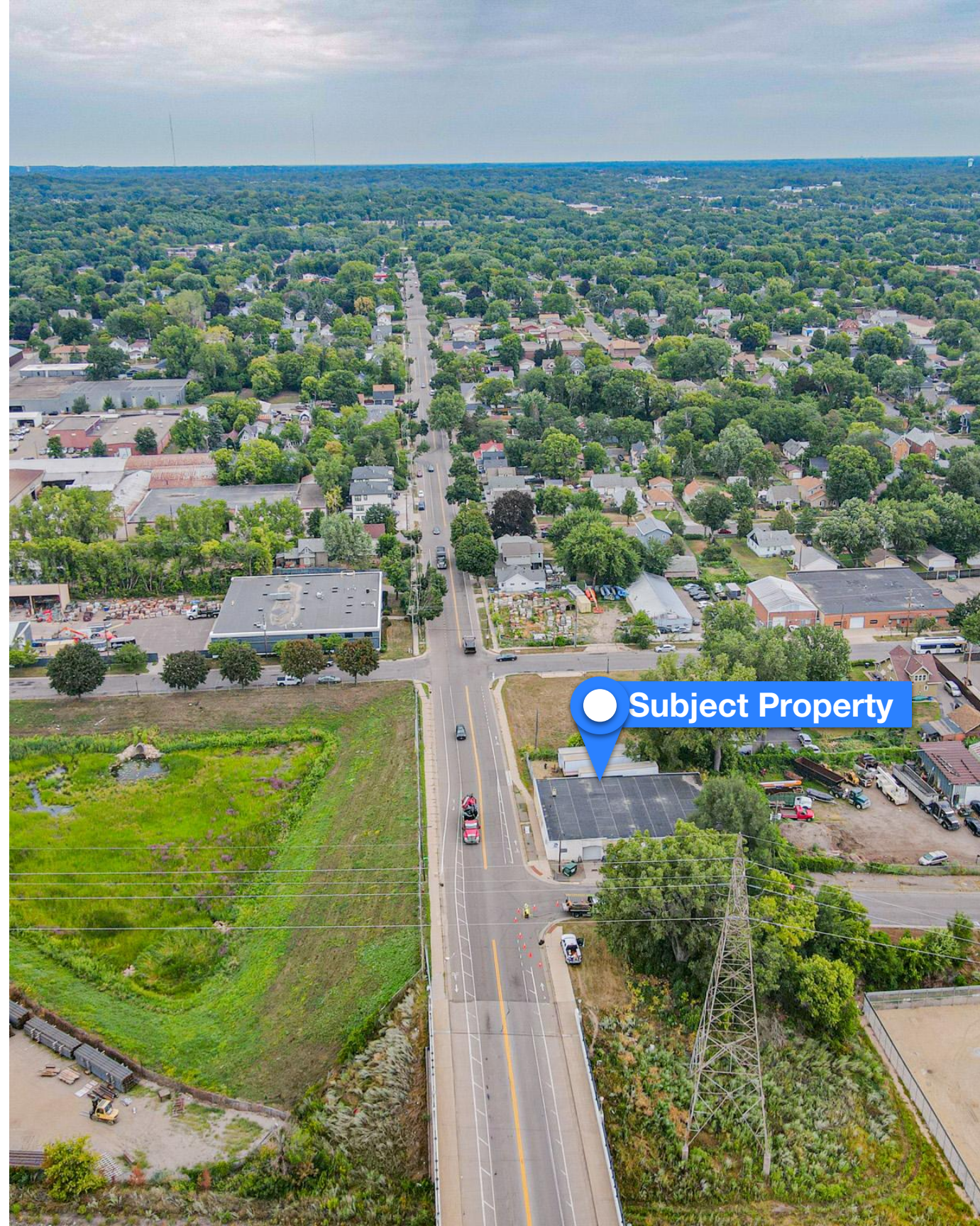
Building Size	±7,041 SF
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Warehouse/Office	±5,070 S/1,971 SF
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Lot Area	±0.33 AC (±14,374 SF)
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Property Tax	\$23,922.52 (\$3.40 PSF)
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Clear Height	9-10'
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SAINT PAUL, MN

307,000

Total Population

\$73,394

Median HH Income

125,249

of Households

161,025

Employed Population

44%

% Bachelor's Degree



Local Neighborhood Overview

Saint Paul anchors the eastern half of the Minneapolis–Saint Paul metropolitan area, providing industrial users with direct access to a regional population exceeding 3 million, a deep labor pool, and one of the Upper Midwest's most established transportation networks. The city benefits from the convergence of Interstates 35E and 94, extensive freight rail infrastructure, Mississippi River access, and proximity to Minneapolis–Saint Paul International Airport. Saint Paul's central location supports distribution, manufacturing, service-industrial, and last-mile operations serving both the Twin Cities and the broader Upper Midwest.

The city also offers an increasingly educated workforce and a diverse employment base spanning health care, manufacturing, education, government, finance, logistics, and professional services. Industrial properties in established infill locations benefit from limited developable land, immediate access to population centers, and proximity to major employment corridors. Continued transportation investment and redevelopment initiatives are reinforcing connectivity throughout Saint Paul while supporting long-term demand for well-located warehouse, production, flex, and service-industrial facilities.

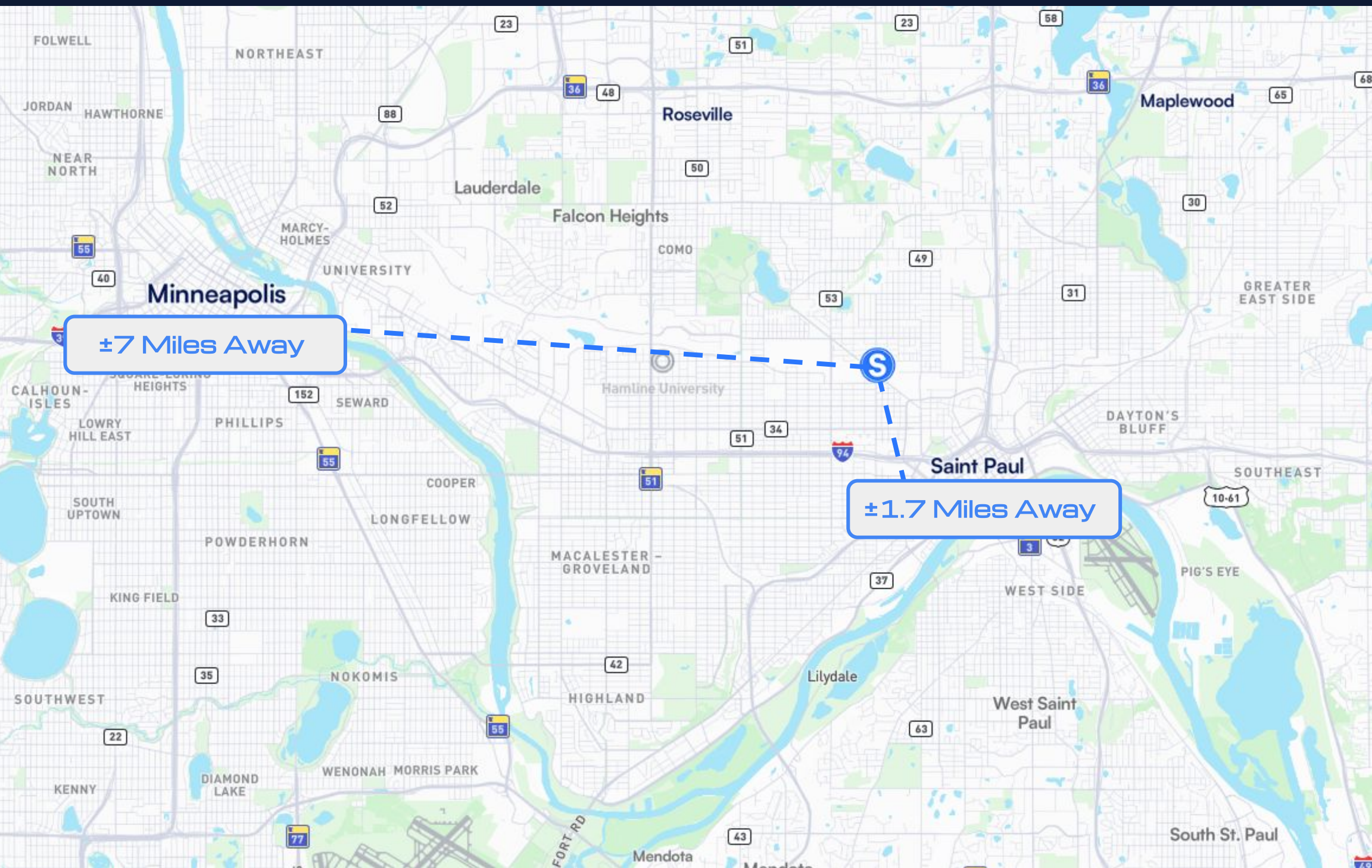
Property Demographics

Population	1-Mile	3-Mile	5-Mi
Current Year Estimate	23,149	171,715	367,714
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,550	68,607	145,986
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$71,993	\$93,113	\$100,872

**Twin Cities (Including Saint Paul) Rank In The
Top Five Nationally For Park Systems**
- 2025 Parkscore Index

**#35 Among The Best Cities For Young
Professionals In America.**

REGIONAL MAP



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 822 Western Ave N, Saint Paul, MN, 55103 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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