

217 Mackubin Street

Saint Paul, MN 55102

30,000 Available SF



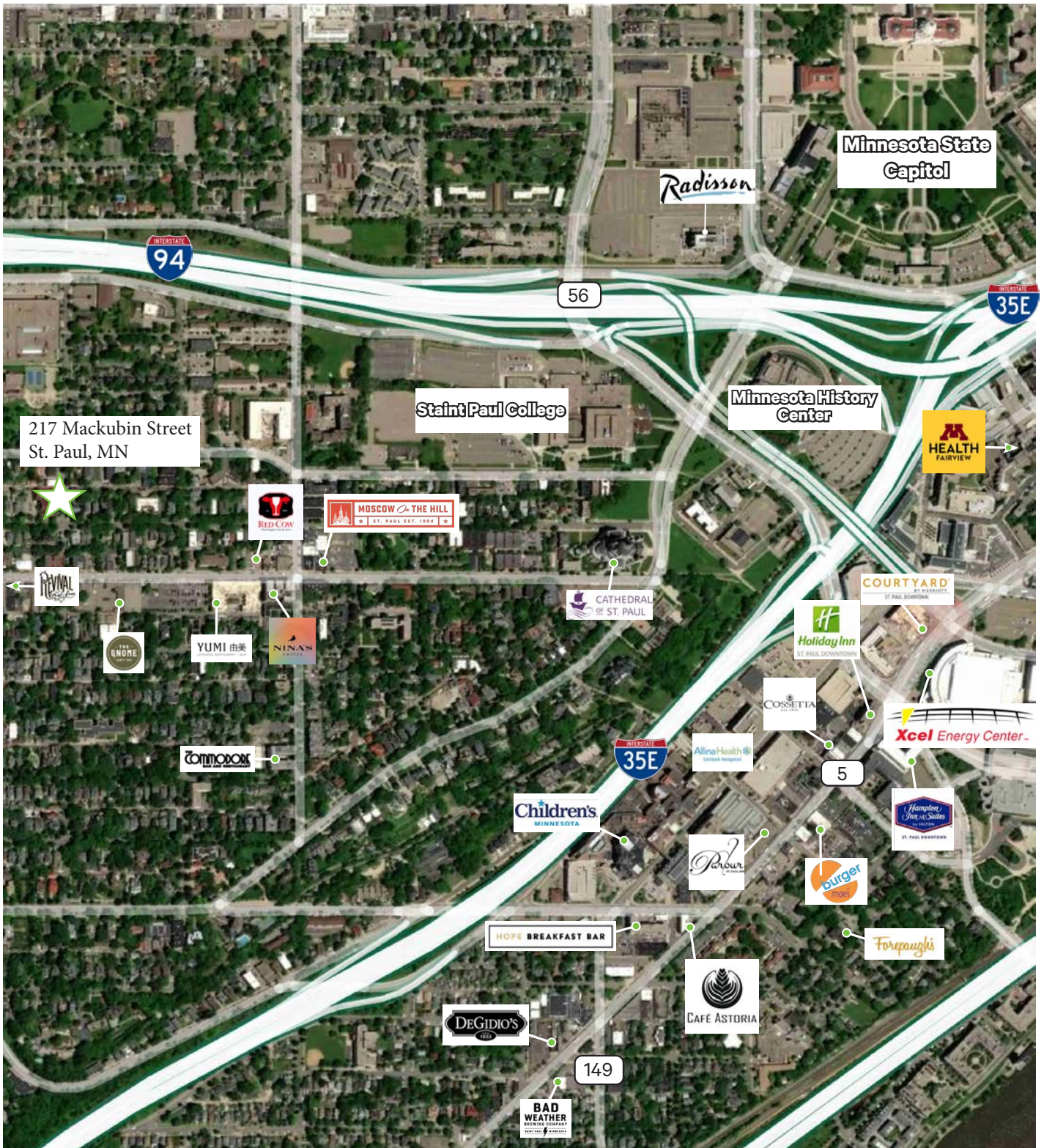


Property Overview

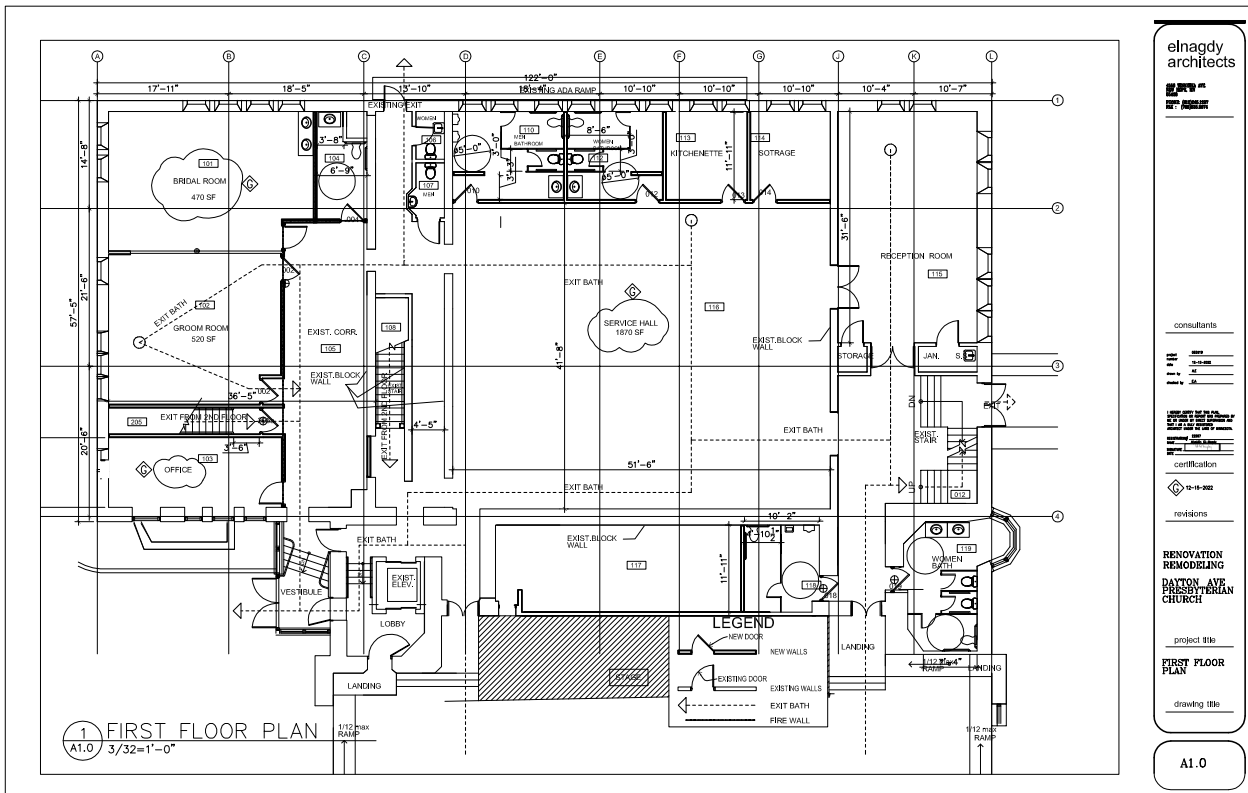
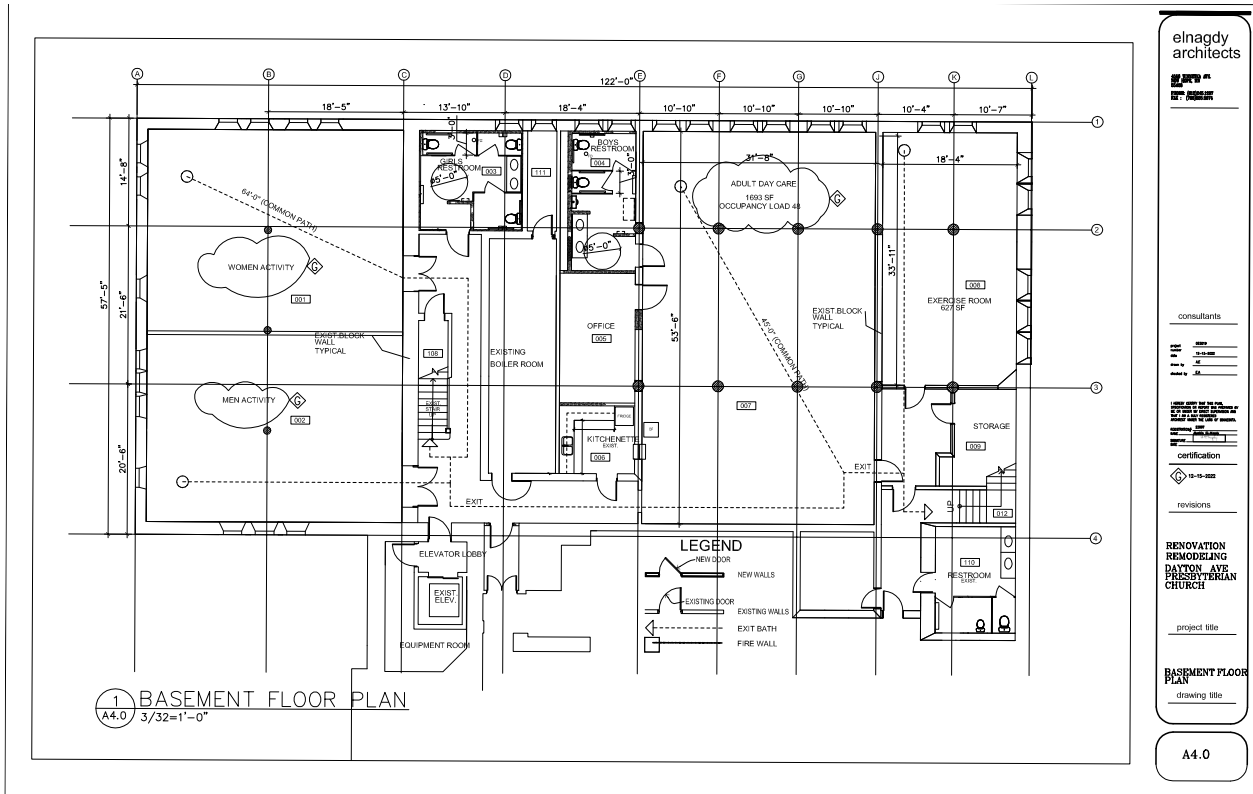
- + 30,000 gross square feet including lower level per seller (39,516 gross SF per Ramsey County).
- + ~~\$2,250,000 offering price. \$75/sf~~
- + New offering price: \$1,950,000
- + 0.8209 lot size per Ramsey County
- + Approximately 25 surface parking stalls
- + Corner lot (Northwest corner Mackubin/Dayton)
- + Monument signage
- + Large corner tower
- + Coop agents welcome
- + Built 1900. Recent renovations made to property

Property Highlights

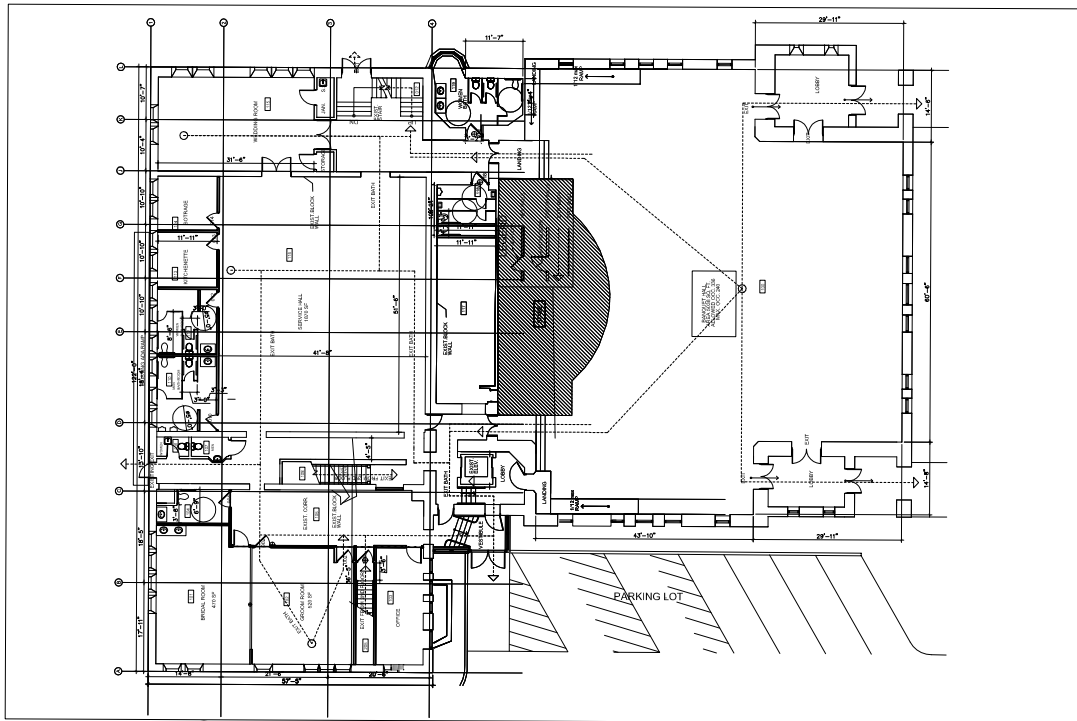
- + One block north of Selby retail trade area. Two blocks to Selby & Western retail intersection
- + Vacant property
- + Local ownership/seller
- + Near I-94/Dale exit and I-94/Kellogg exit. Quick and easy in and out
- + Former church use. Seller planned event center
- + Finished lower level. 2nd floor areas as well
- + Numerous renovated residential properties nearby
- + Elevator. Multiple stairwells
- + Walk to numerous restaurants
- + Cathedral Hill location. Near Capitol, Cathedral, Summit Hill, Crocus Hill, etc.
- + Stain glass windows in place. Two large meeting areas plus many rooms. High ceilings
- + Motivated seller



Floor Plans



Floor Plans



1 FIRST FLOOR PLAN (FULL)
A5.0 1/16"=1'-0"

elnagdy architects



consultants

DATE	2022
BY	A.S.
SCALE	1/16"=1'-0"
PROJECT	RENOVATION REMODELING DAYTON AVE PRESBYTERIAN CHURCH

certification
10-19-2022

revisions

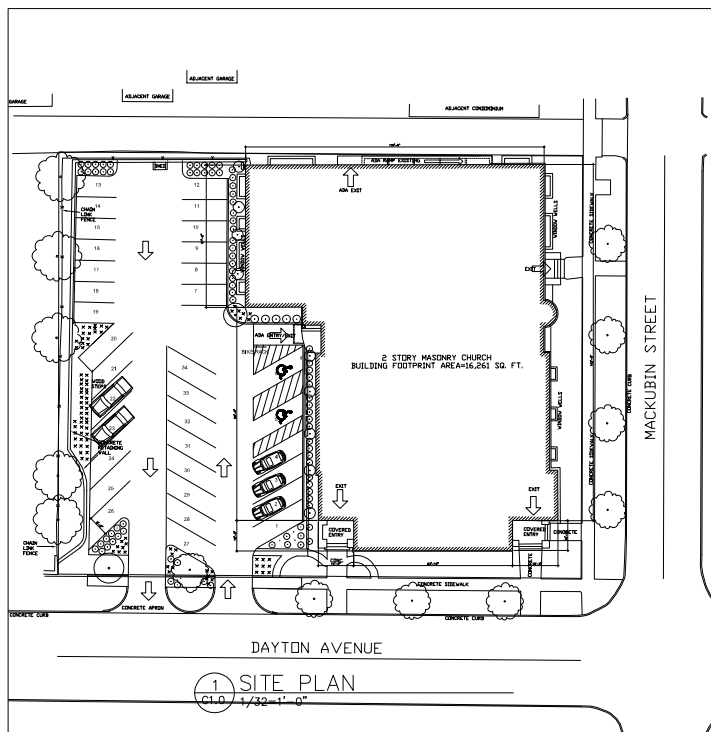
RENOVATION REMODELING
DAYTON AVE PRESBYTERIAN CHURCH

project title

FIRST FLOOR PLAN

drawing title

A5.0



1 SITE PLAN
C1.0 1/32"=1'-0"

CODE REVIEW

PROJECT: REMODELING OF EXISTING BUILDING
DAYTON AVE. PRESBYTERIAN CHURCH
217 MACKUBIN STREET
ST. PAUL, MN 55102

CODE USED:
2018 IRC
2020 STATE BUILDING CODE
BUILDING

EXISTING TWO STORY WITH PARTIAL BASEMENT
TYPE OF CONSTRUCTION V-B
AREA ALLOWED 17,000 SF

OCCUPANCY TYPE: MIXED USE

1-4 ADULT DAYCARE

A-2 BANQUET HALL

OCCUPANCY LOADS:

FIRST FLOOR:

A-2 SERVICE HALL FOR BANQUET

A-2 BANQUET HALL

SECOND FLOOR:

BANQUET OFFICE

STORAGE

BASEMENT FLOOR:

A-2 ADULT DAY CARE

PLUMBING FIXTURES:

FIRST FLOOR:

A-2 F&M EACH REQ'D WC-4, LAV-4, DF-1(1 SR. SINK)

SECOND FLOOR:

A-2 BANQUET HALL SERVICE AND STORAGE

BASEMENT FLOOR:

1-4 F&M EACH REQ'D WC-2, LAV-2, DF-1(1 SR. SINK)

EXIT REQ'D PER FLOOR

2 MIN REQ'D(2 PROVIDED WITH 72" MIN. WIDTH PROVIDED)

PARKING REQUIREMENTS

32 STALL REQUIRED (34 PROVIDED)

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RENOVATION REMODELING
DAYTON AVE PRESBYTERIAN CHURCH

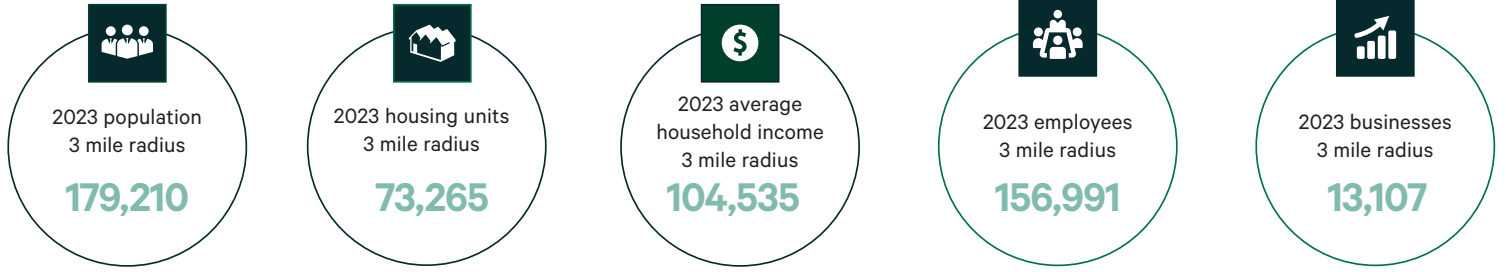
project title

SITE PLAN

drawing title

C1.0

Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	31,408	179,210	376,924
2029 Population - Five Year Projection	32,409	183,118	383,192
2020 Population - Census	30,493	176,585	374,160
2010 Population - Census	28,715	164,510	345,192
2020-2024 Annual Population Growth Rate	0.70%	0.35%	0.17%
2024-2029 Annual Population Growth Rate	0.63%	0.43%	0.33%
HOUSEHOLDS			
2024 Households - Current Year Estimate	12,922	73,265	151,493
2029 Households - Five Year Projection	13,214	74,191	153,089
2010 Households - Census	11,675	66,622	138,359
2020 Households - Census	12,588	72,528	150,403
2020-2024 Compound Annual Household Growth Rate	92.7%	94.0%	94.8%
2024-2029 Annual Household Growth Rate	0.62%	0.24%	0.17%
2024 Average Household Size	2.34	2.36	2.41
HOUSEHOLD INCOME			
2024 Average Household Income	\$101,714	\$104,535	\$106,003
2029 Average Household Income	\$116,907	\$119,765	\$121,814
2024 Median Household Income	\$62,100	\$72,679	\$74,505
2029 Median Household Income	\$71,579	\$82,482	\$84,312
2024 Per Capita Income	\$42,109	\$42,799	\$42,704
2029 Per Capita Income	\$47,926	\$48,569	\$48,757
HOUSING UNITS			
2024 Housing Units	14,127	78,736	161,114
2024 Vacant Housing Units	1,205 8.5%	5,471 6.9%	9,621 6.0%
2024 Occupied Housing Units	12,922 91.5%	73,265 93.1%	151,493 94.0%
2024 Owner Occupied Housing Units	4,611 32.6%	33,070 42.0%	75,936 47.1%
2024 Renter Occupied Housing Units	8,311 58.8%	40,195 51.1%	75,557 46.9%
EDUCATION			
2024 Population 25 and Over	21,558	121,489	253,428
HS and Associates Degrees	8,885 41.2%	52,448 43.2%	110,587 43.6%
Bachelor's Degree or Higher	10,274 47.7%	58,259 48.0%	121,289 47.9%
PLACE OF WORK			
2024 Businesses	1,251	7,217	13,107
2024 Employees	21,682	156,991	240,940



Contact Us

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