



FOR SALE | INDUSTRIAL/WAREHOUSE

976 Minnehaha Ave W

ST. PAUL, MN

Results
COMMERCIAL
RE/MAX RESULTS

LISTING BROKERS



MARK HULSEY

Managing Broker



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SAWYER HULSEY

Commercial Investment Broker



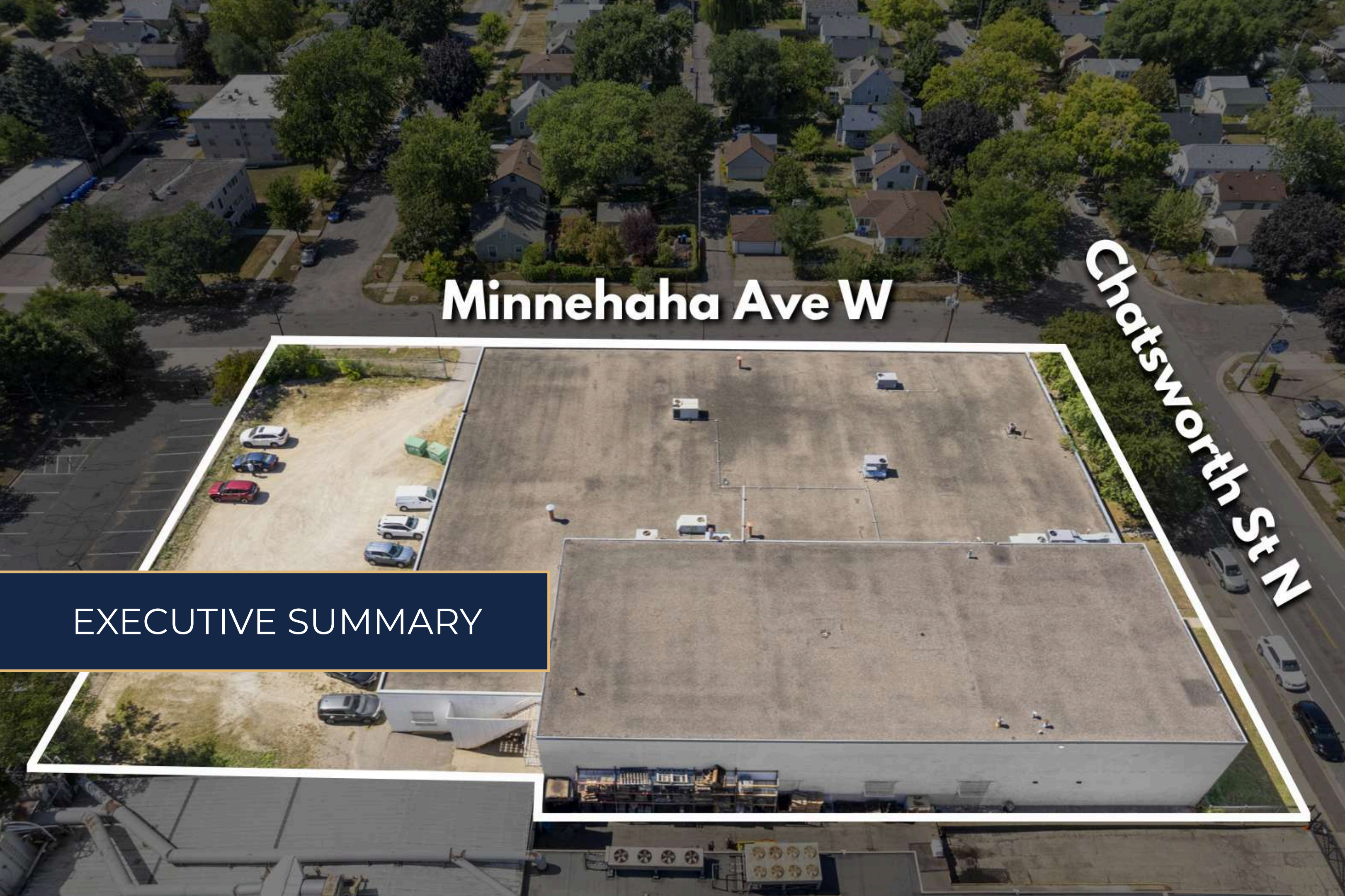
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Minnehaha Ave W

Chatsworth St N

EXECUTIVE SUMMARY

Property Overview

- **Substantial Saint Paul Industrial/Warehouse Building For Sale at 976 W Minnehaha Avenue**
- **Bankruptcy Sale:** Subject to overbid and bankruptcy court confirmation. For questions regarding the bankruptcy sale process/timeframes, call Nathan Genovese at 707-205-6797 between 9:00 a.m. and 3:00 p.m. Central Time.
- **Seller is a Bankruptcy Trustee** and will not negotiate on the basis of an Letter of Intent (LOI). All offers must be submitted on a standard commercial purchase agreement form.
- **Offered at \$3,400,000**, representing approximately **\$91.45/SF**
- **37,175 SF Total Building:** Approximately 29,000 SF of warehouse space and 8,175 SF of office space
- **1.17-Acre Corner Site** offering prominent positioning and multiple points of access
- Functional Industrial Configuration with **12'-14' clear heights**
- **Convenient Loading Access** includes one drive-in door and one combination drive-in/dock door
- **Versatile Interior Layout** featuring warehouse space, retail/showroom areas, breakrooms, private offices, and additional upper-level flex space
- **Six Restrooms** throughout the building, including four on the first floor and two on the second floor
- **Fenced Private Lot** provides customer and employee parking, outdoor storage, and additional operational flexibility
- **Approximately 14 Customer Parking Spaces** located along the side of the building, plus available street parking

- **Secure Outdoor Storage Area** located within the private fenced lot behind the building
- **I-1 Light Industrial Zoning** accommodates a variety of light-industrial, warehouse, production, distribution, office, and related commercial uses
- **Convenient Saint Paul Location** with direct access to Minnehaha Avenue, nearby highways, downtown Saint Paul, and the broader Twin Cities metro
- **Located Along a Bus Route**, providing convenient transportation access for employees and visitors
- **Contact Listing Brokers** Mark Hulse & Sawyer Hulse for questions and tours.



Offering Summary

Asking Price	\$3,400,000
Building SF	37,175 SF
Lot Size	1.17 AC (50,965 SF)
Zoning	I-1 Industrial
PID#	35-29-23-21-0016
2026 Taxes	\$77,934
Year Built	1955

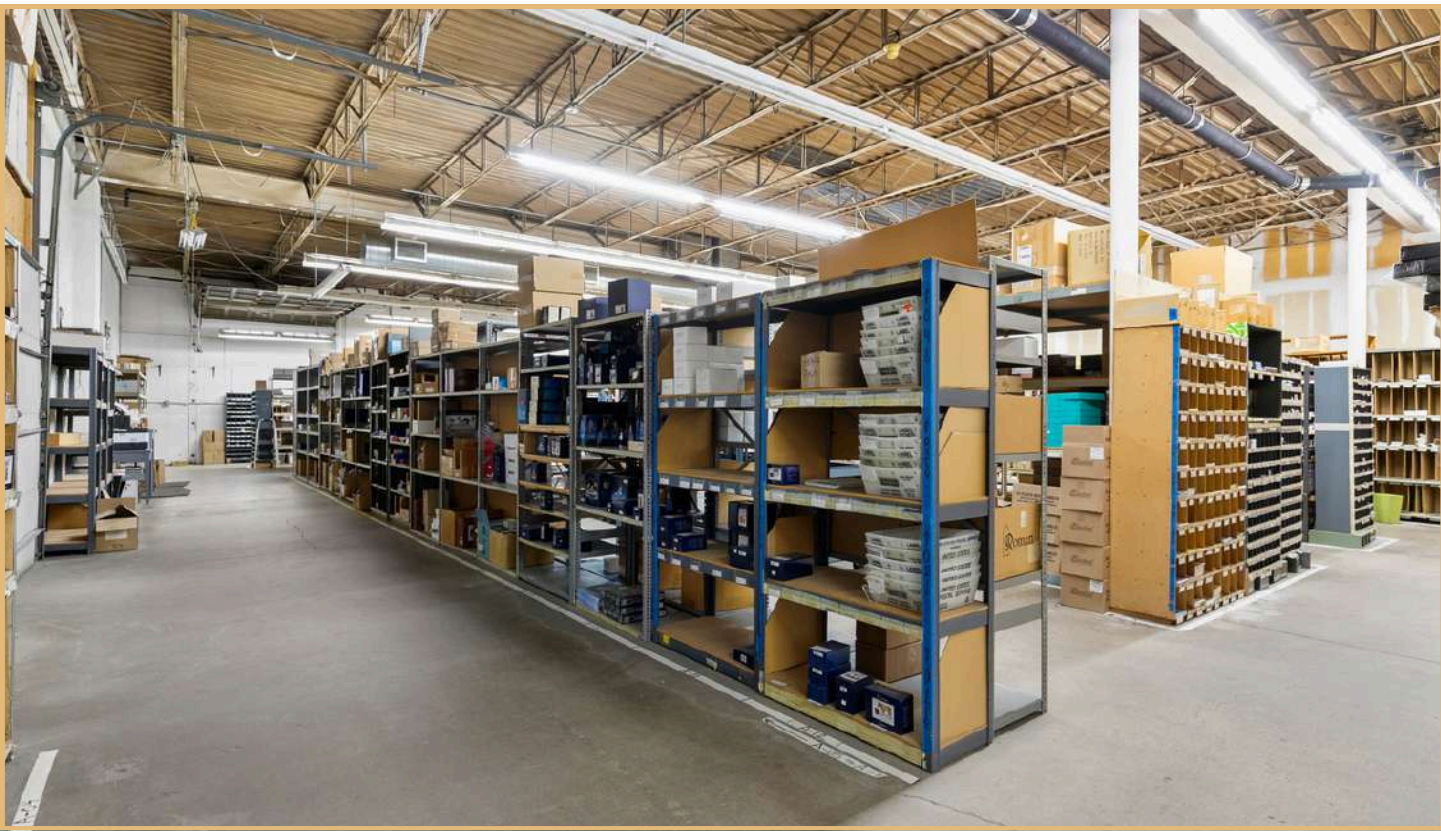
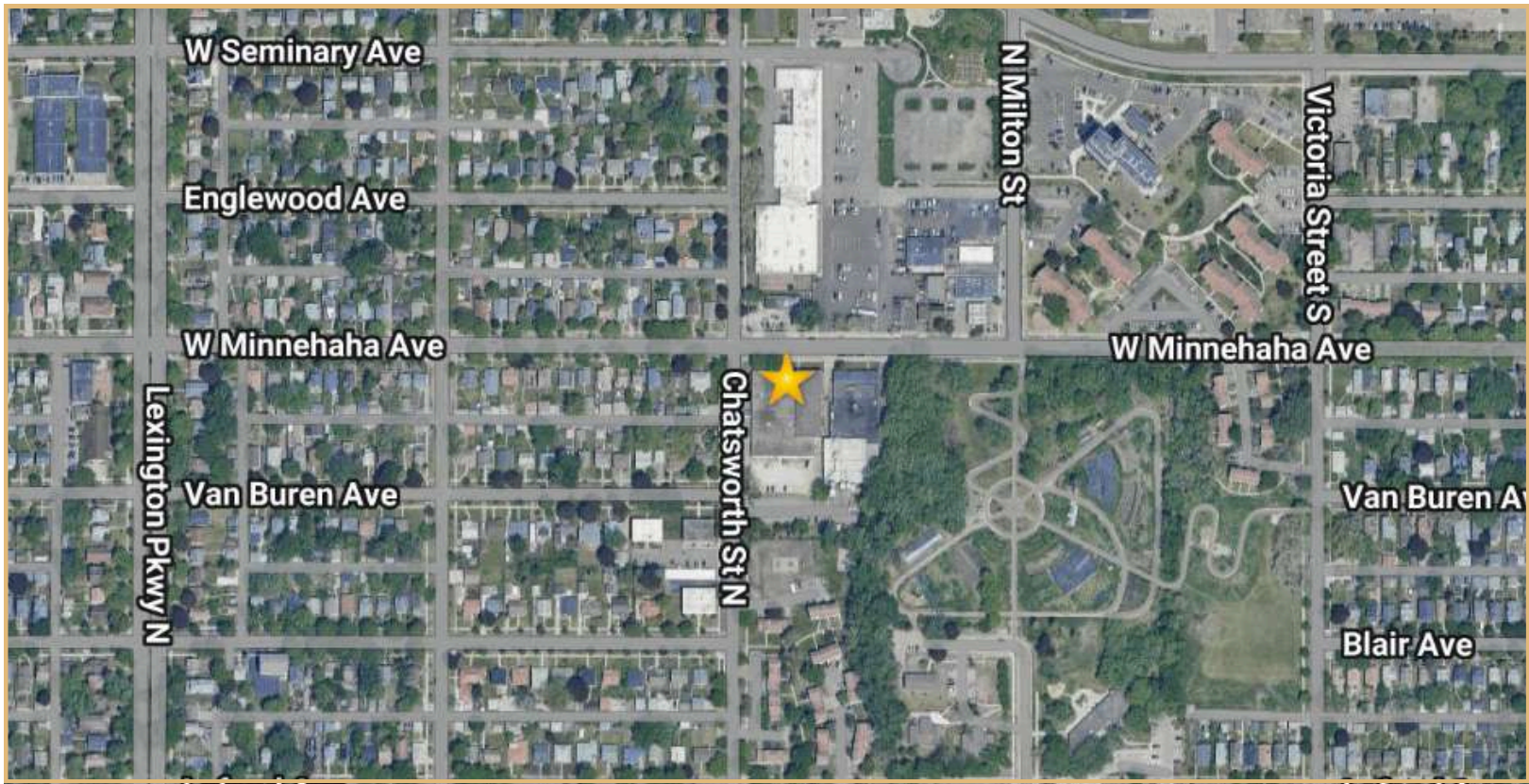




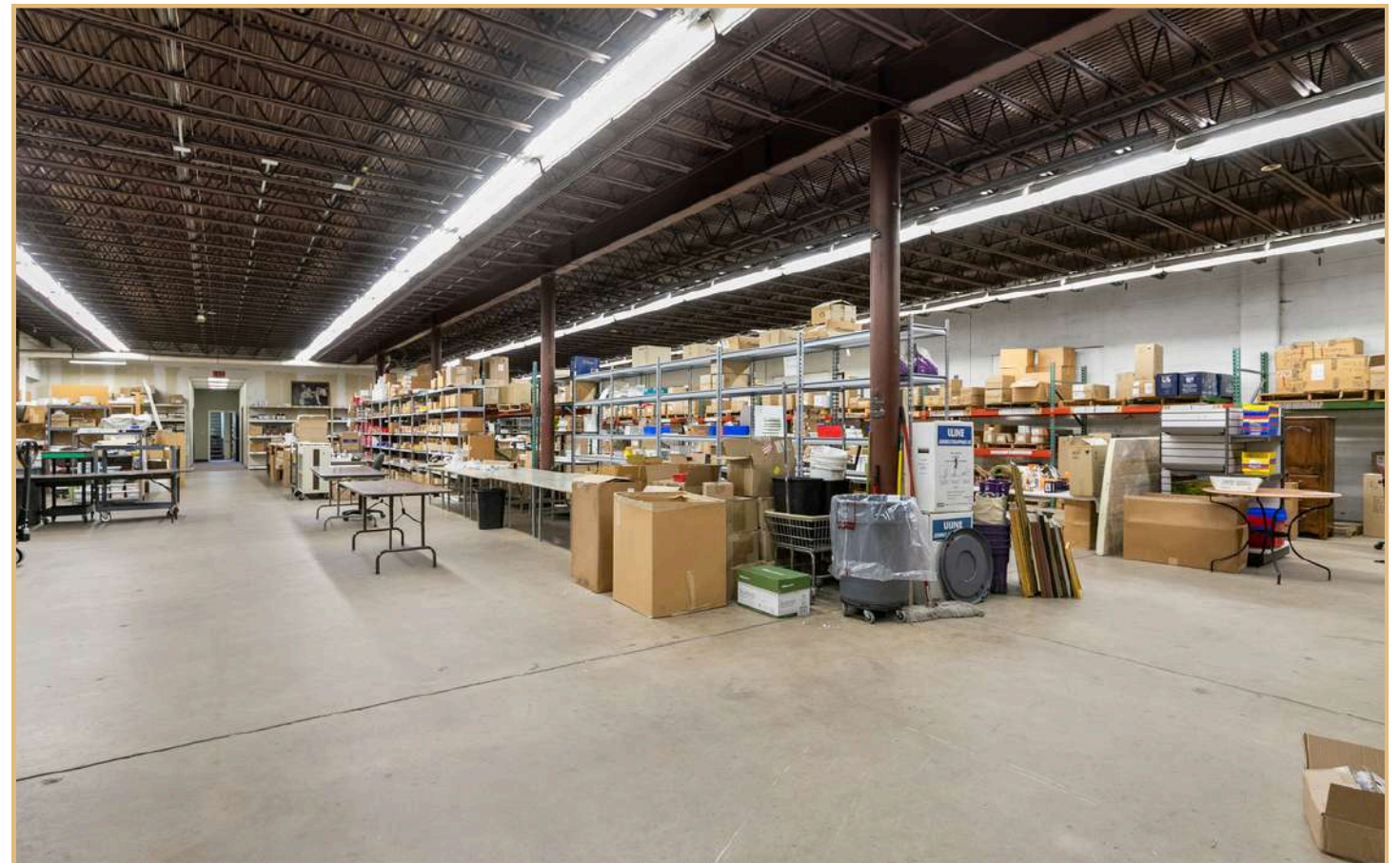
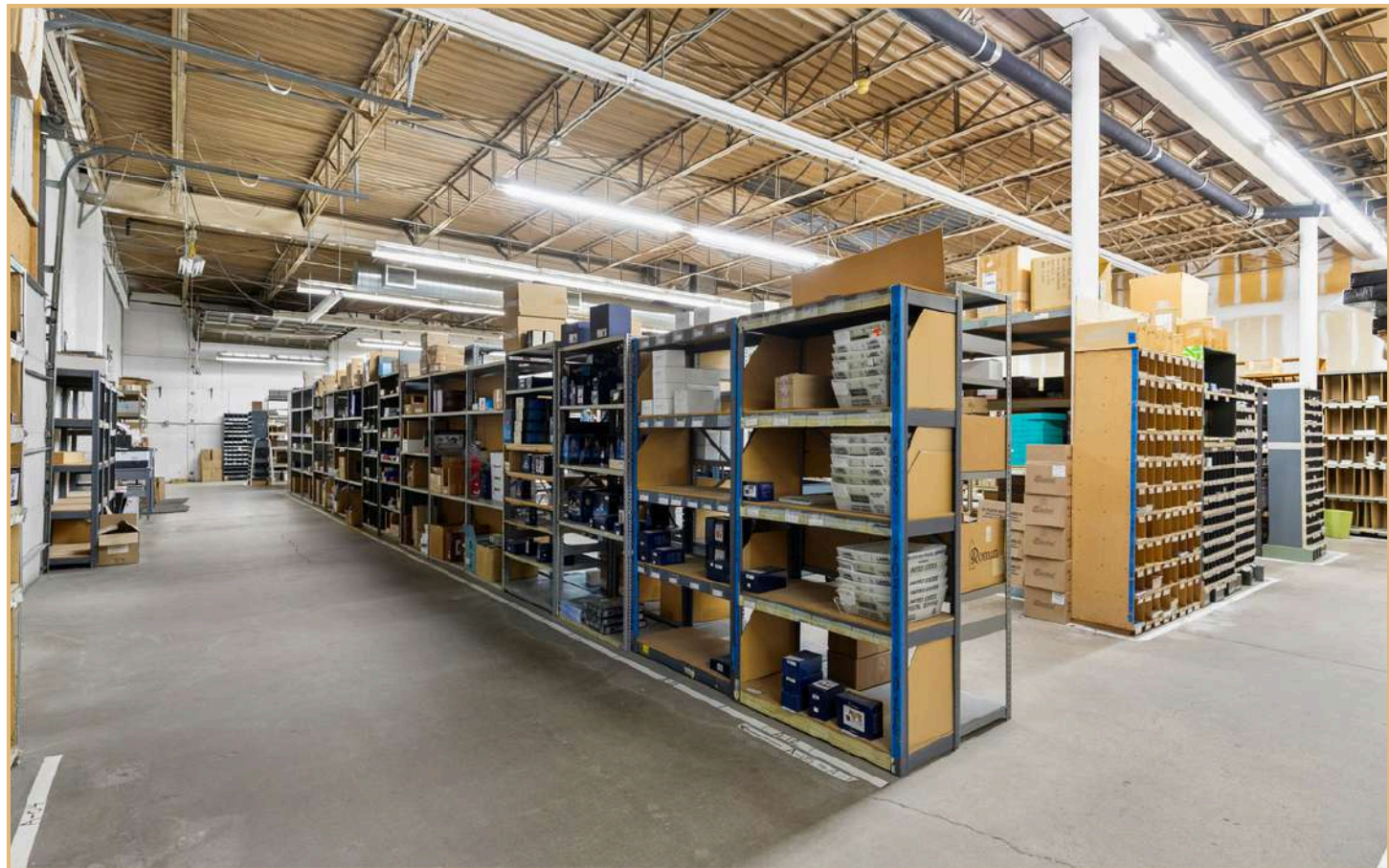
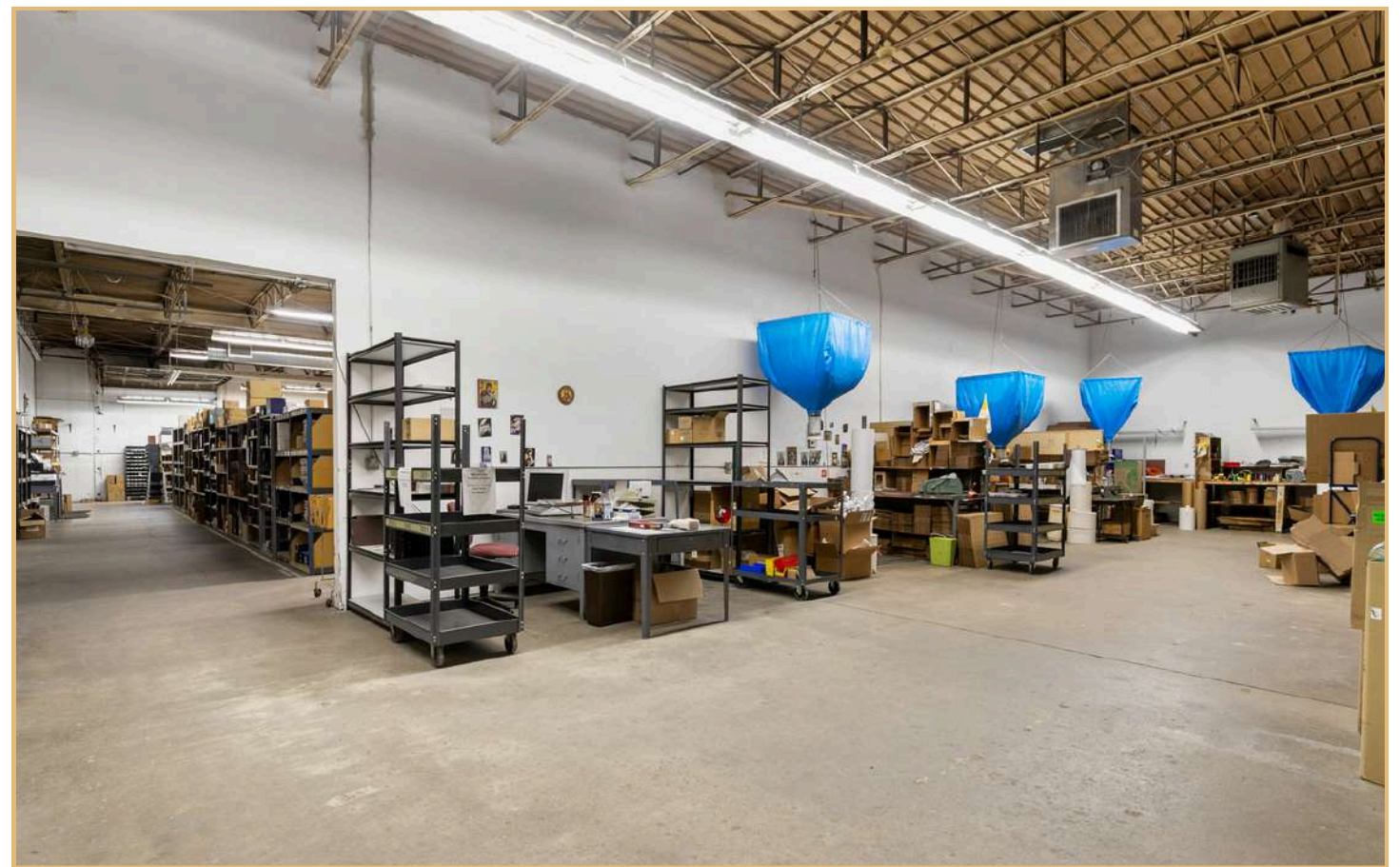
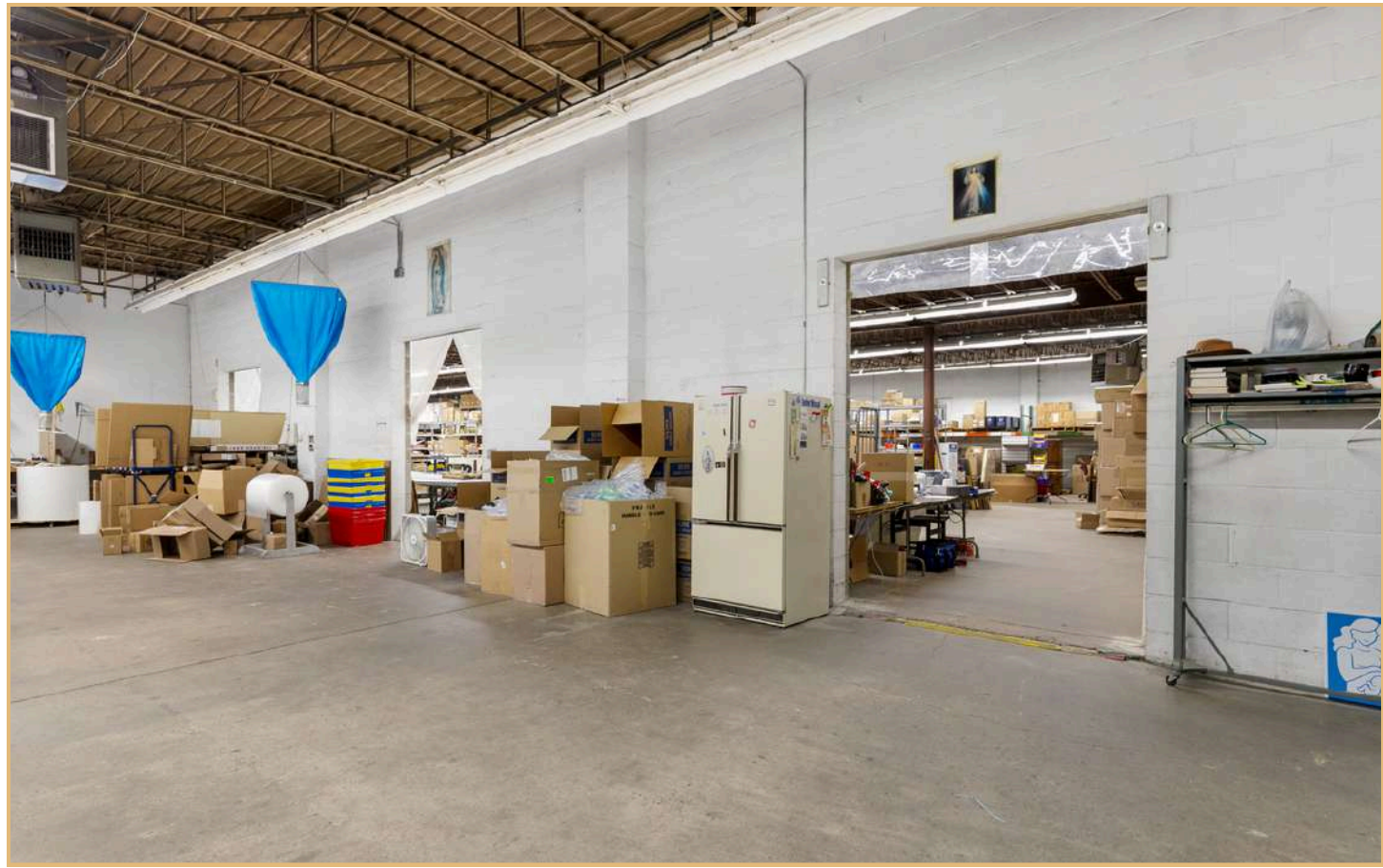
PHOTO GALLERY

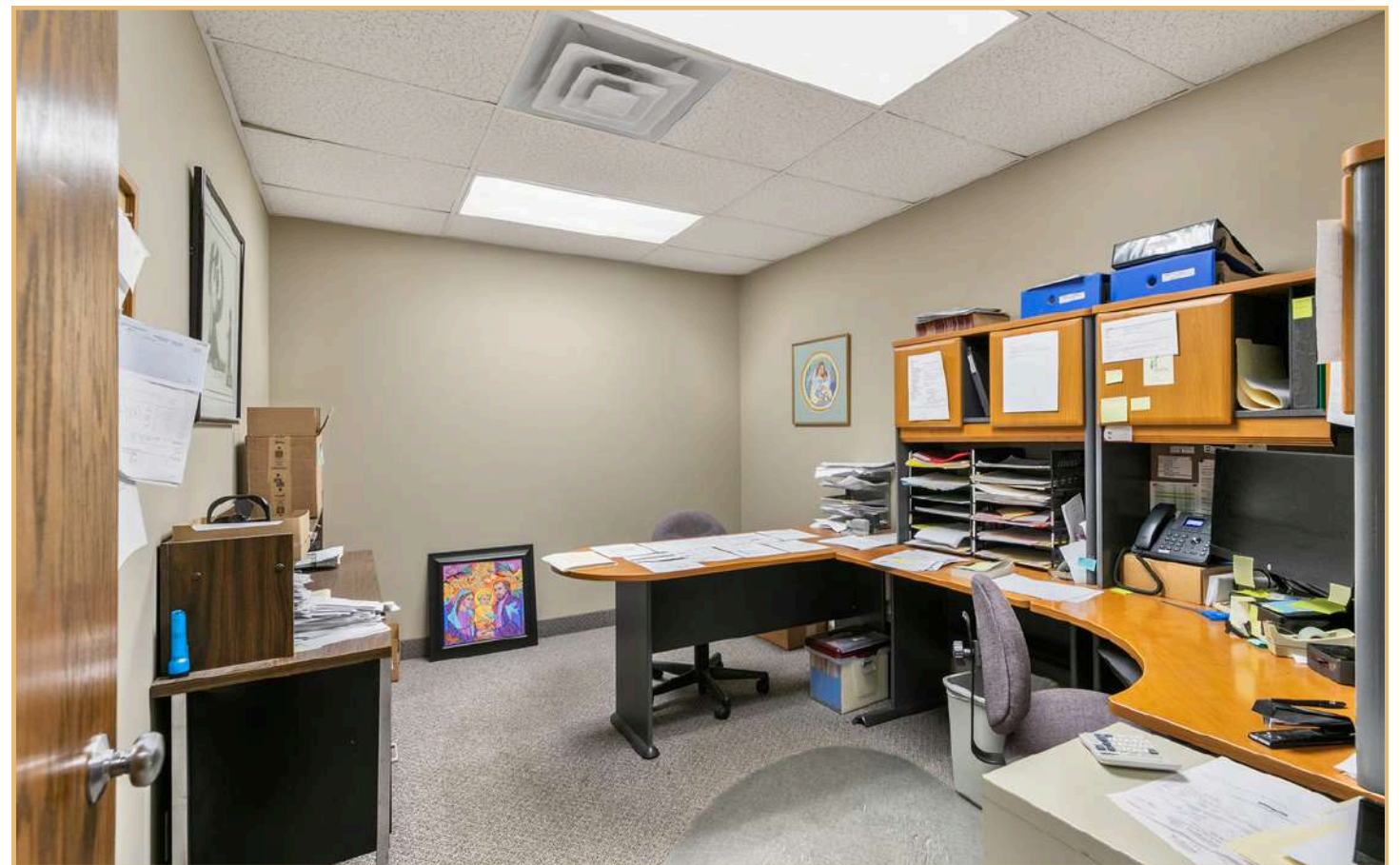
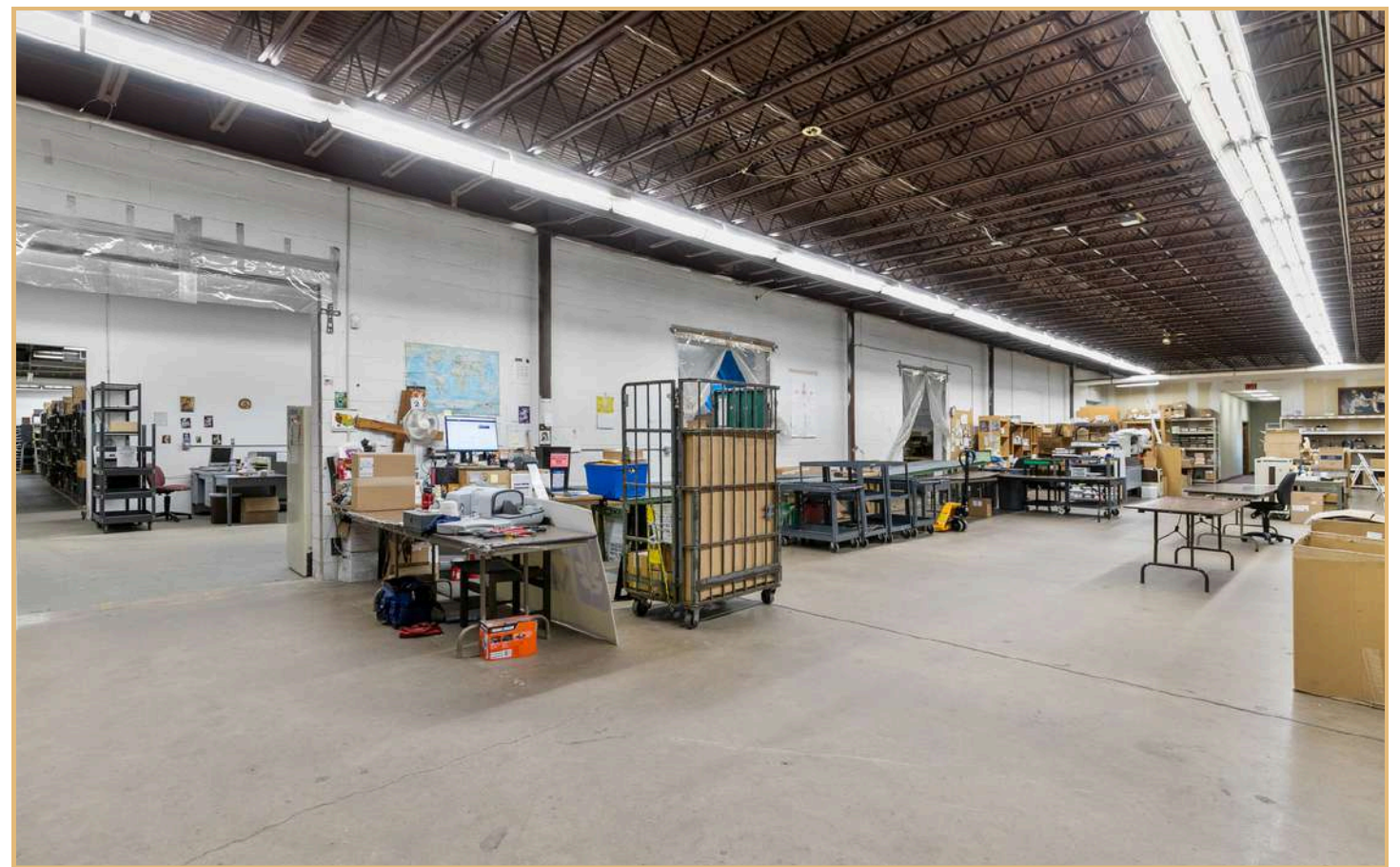
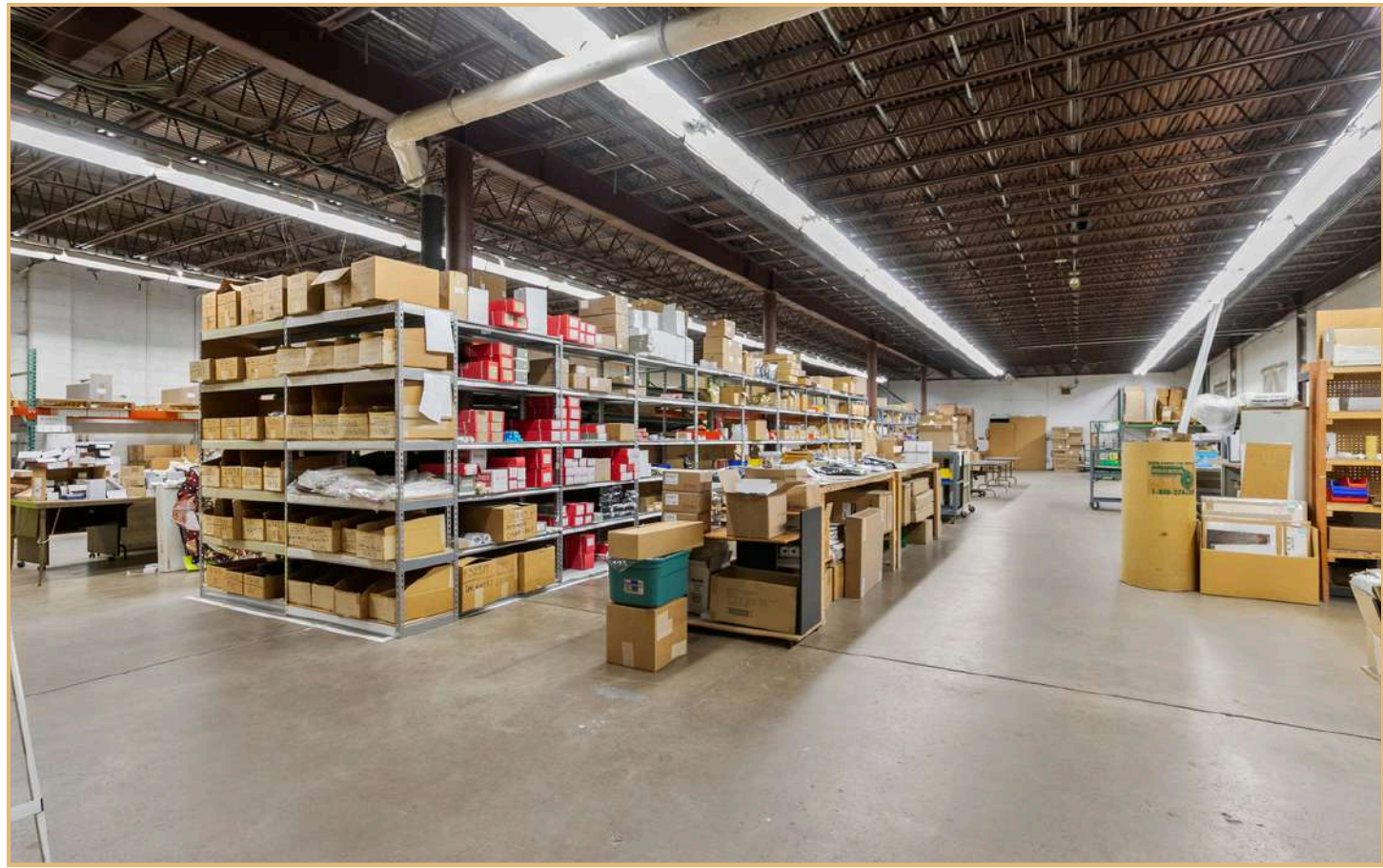
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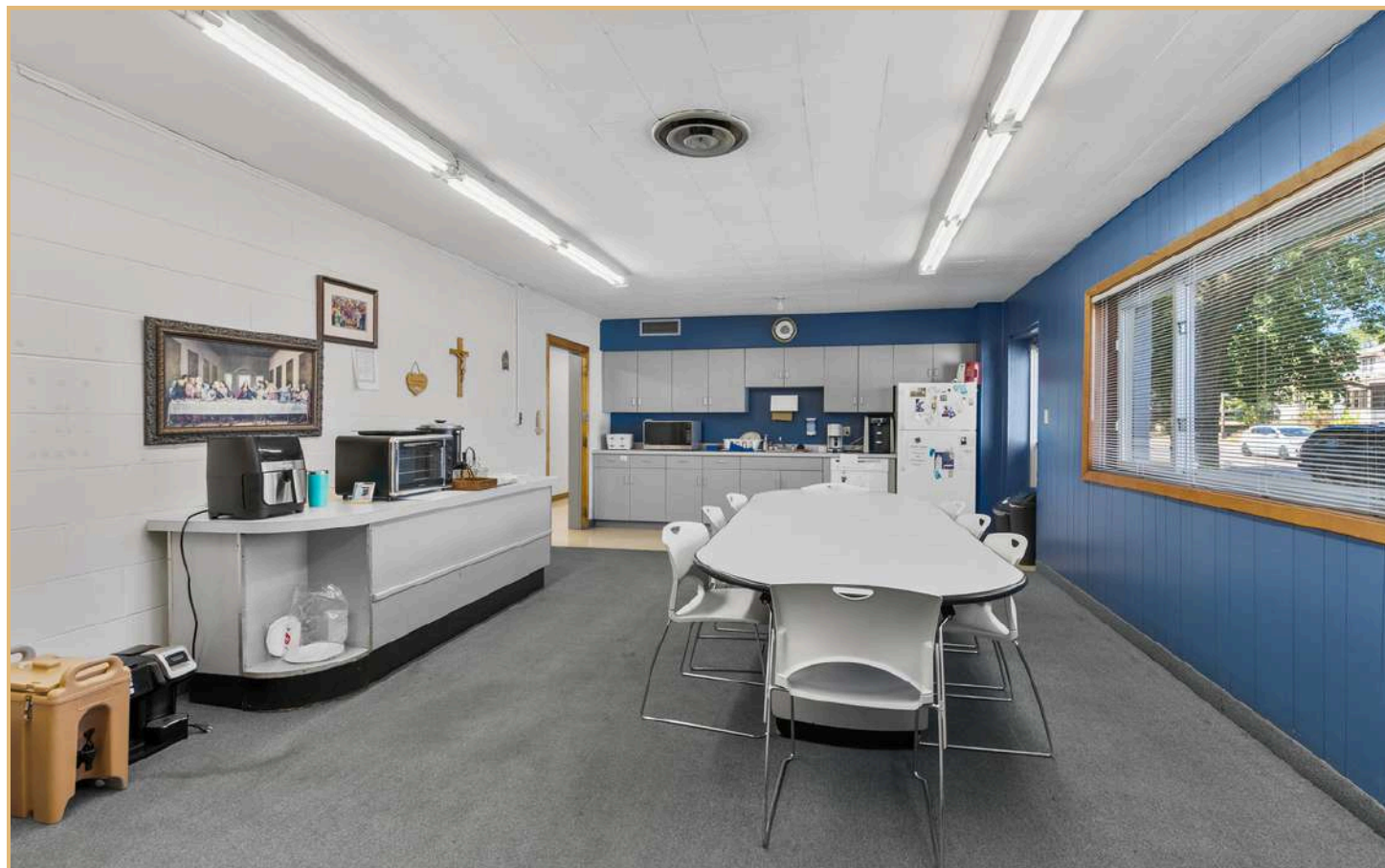
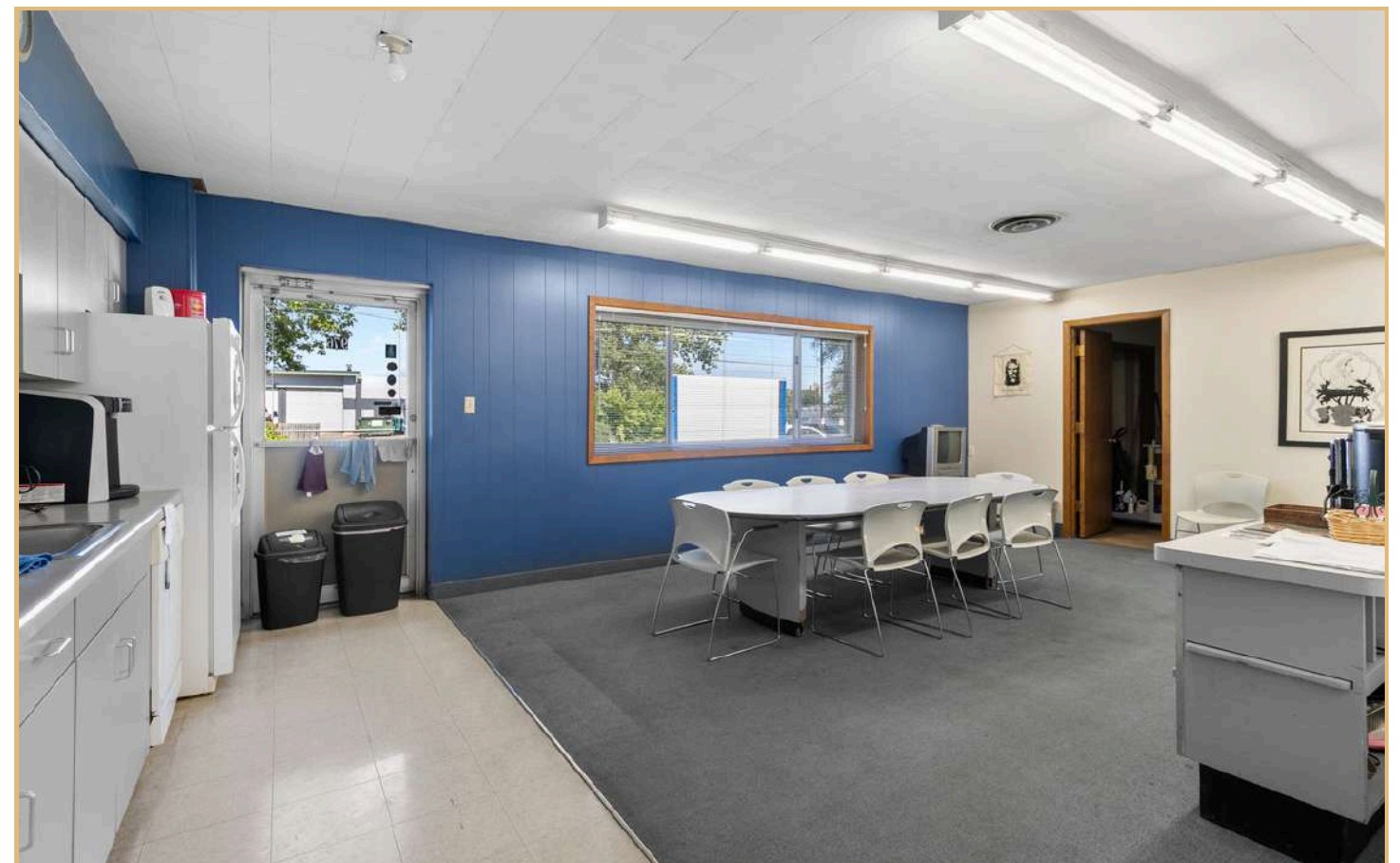


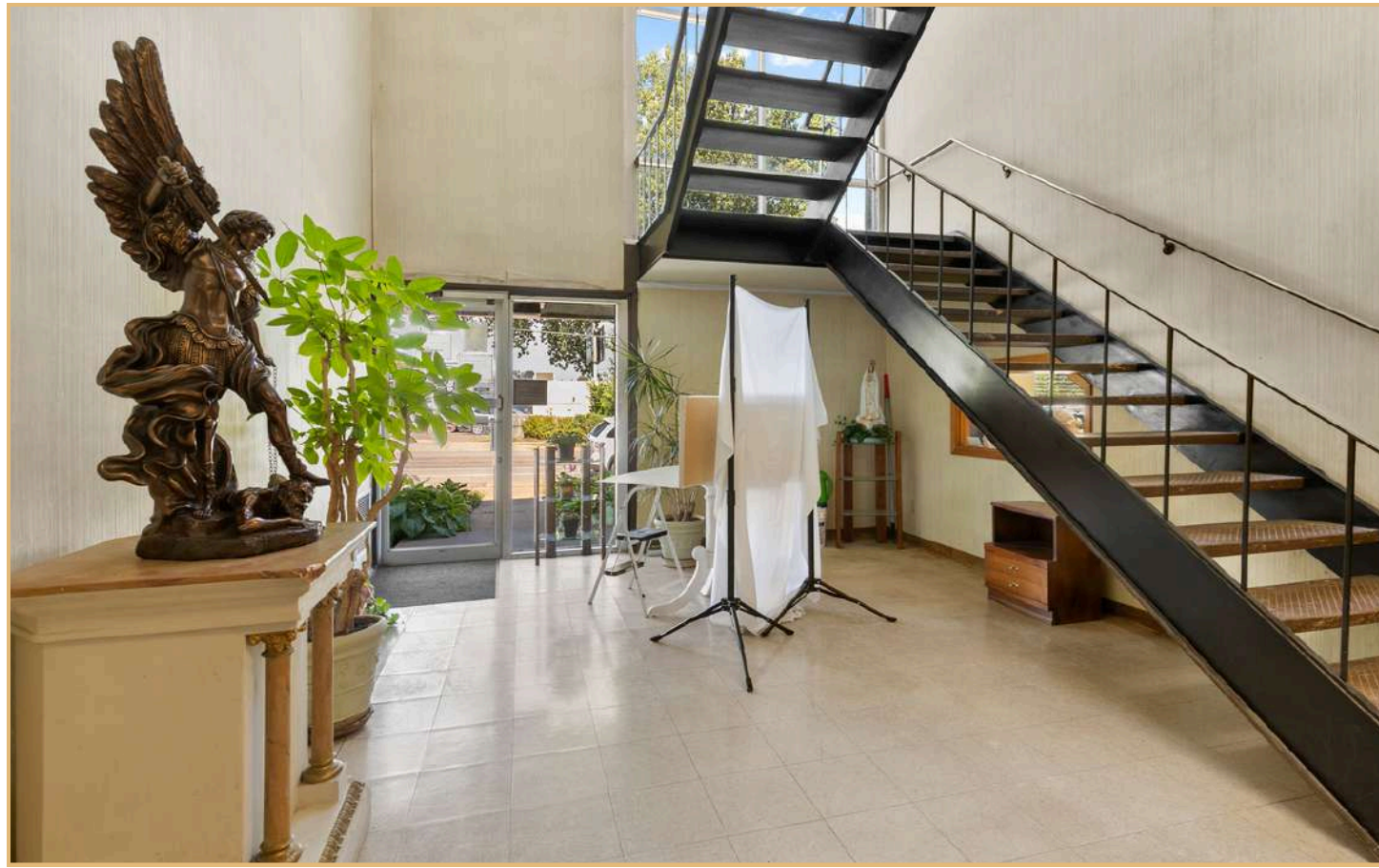


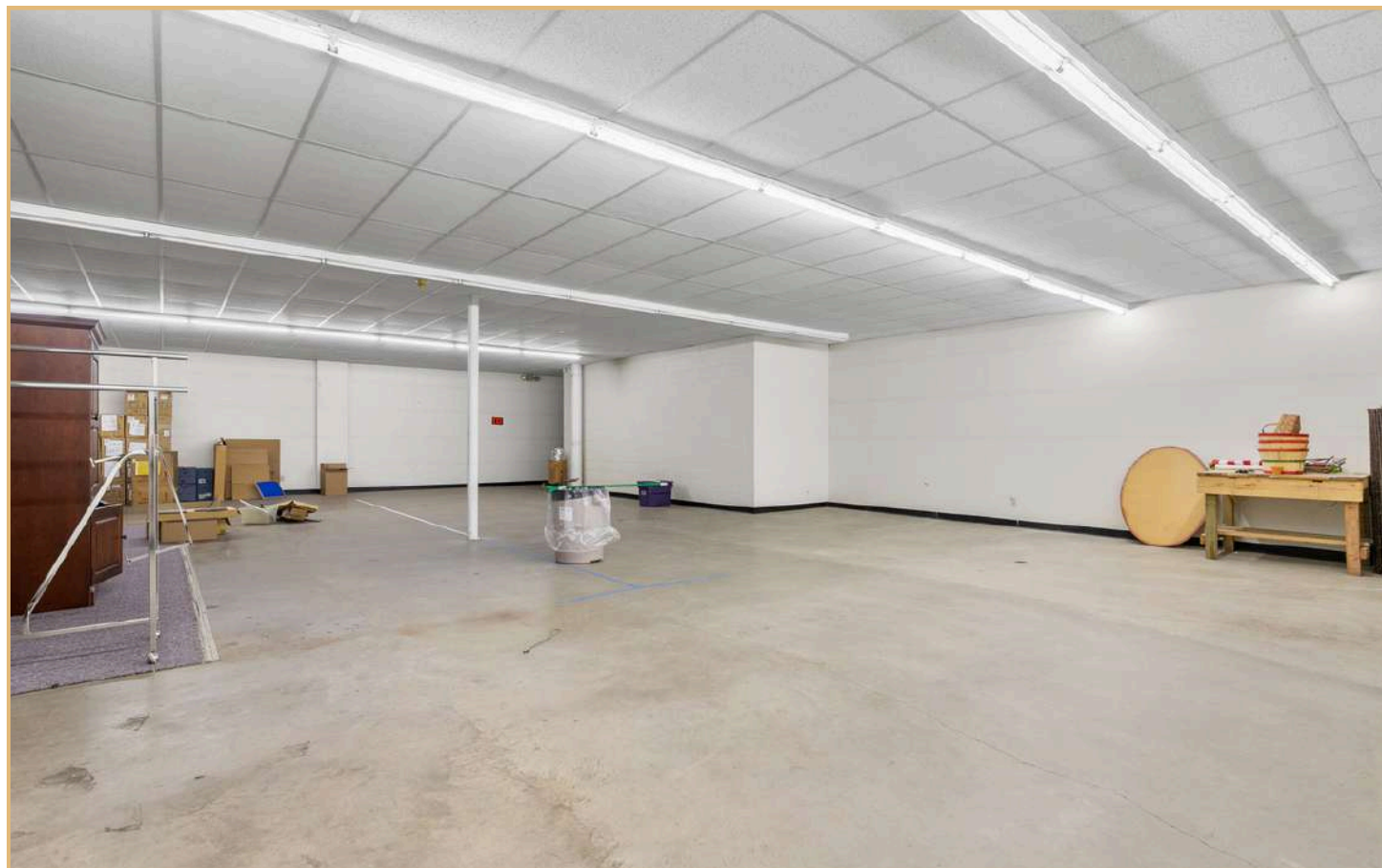
















ZONING INFORMATION



Saint Paul's I-1 Light Industrial District is intended to accommodate a broad range of light industrial, production, warehousing, distribution, research, and service-commercial uses. The district supports employment-focused properties that require flexible operating space while remaining compatible with nearby commercial and residential areas.

Prospective buyers and any representatives are encouraged to consult with the City of St. Paul to confirm permitted uses, requirements and any site-specific approvals.

[I-1 Permitted Uses](#)

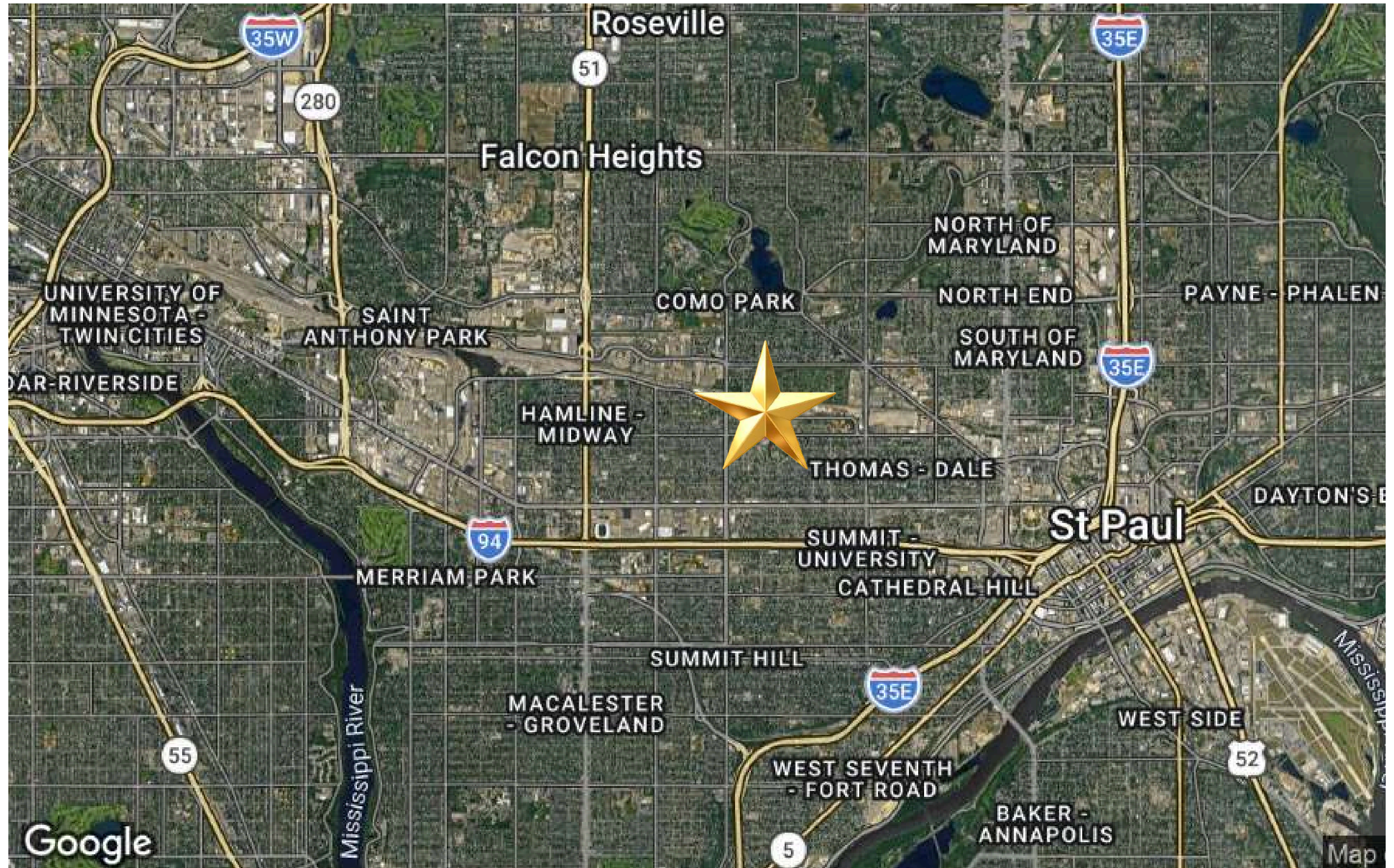
[St. Paul Zoning Map](#)



LOCATION INFORMATION



Regional Map





ABOUT ST. PAUL

EAST MIDWAY, ST. PAUL

The surrounding neighborhood features a strong mix of warehouse, manufacturing, service-commercial, and residential uses—supporting convenient access to customers, employees, and essential business services.

Minnehaha Avenue provides direct east-west connectivity across Saint Paul, while nearby access to University Avenue, Highway 280, I-94, and major transit routes connects the property to Minneapolis, downtown Saint Paul, and the broader Twin Cities metro.



307,762

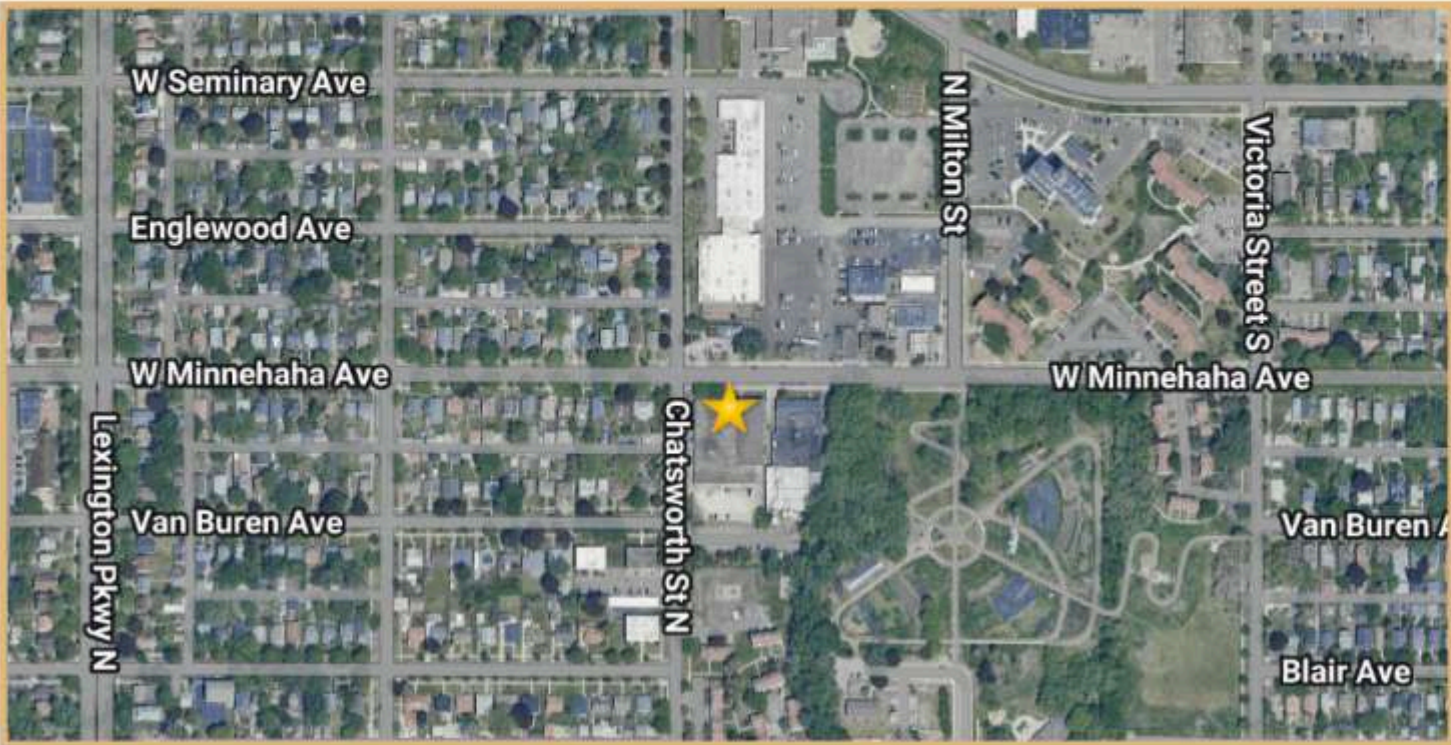
MINNEAPOLIS POPULATION

23,726

POPULATION WITHIN 1 MILE

\$91,351

AVERGAE HH INCOME WITHIN 1 MILE



DEMOGRAPHICS

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,458	6,659	23,726
Average Age	33.5	32.8	34.4
Average Age (Male)	35.2	33.3	34.7
Average Age (Female)	28.0	31.6	34.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	553	2,552	9,284
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$92,663	\$87,171	\$91,351
Average House Value	\$263,689	\$246,633	\$248,551

2023 American Community Survey (ACS)

About St. Paul, MN



Saint Paul is a well-established urban market that combines historic neighborhood character with convenient access to major employment centers, shopping, dining, entertainment, and services throughout the Twin Cities. Its diverse residential base, strong institutional presence, and continued redevelopment make the city attractive to residents and businesses seeking connectivity, amenities, and long-term stability.

As Minnesota's capital city, Saint Paul benefits from a large and diverse employment base supported by government, healthcare, education, finance, and major private employers. Its central location, established infrastructure, and access to I-94, I-35E, Highway 280, and regional transit support continued demand for housing, commercial space, and long-term investment throughout the Saint Paul market.

To learn more, please visit: <https://www.stpaul.gov/>

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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.