



TRANSWESTERN

REAL ESTATE
SERVICES

1076

FOR SALE
1076 W 7TH ST

ST PAUL, MN 55102

ERIC RAPP, SIOR



IN DEMAND
OWNER-USER
PROPERTY



EXCELLENT
LOCATION



3,840
APPROX. TOTAL SF



.12
APPROX. ACRES

PROPERTY SPECIFICATIONS

Building Information

1076 W 7th St offers a rare opportunity to own a 3,840 SF commercial building on a 0.12-acre lot in one of St. Paul's most active and accessible neighborhoods, with easy access to major transportation routes and amenities. This high-visibility stretch of West 7th is known for its mix of retail, service, hospitality, and neighborhood institutions. With off-street parking, and flexible office or retail use potential, the building presents an appealing option for an owner-user. Nearby dining, shopping, and transit, including close proximity to downtown St. Paul and major commuter routes, further enhance the property's long-term value and make it a smart acquisition for buyers seeking strategic positioning in a thriving urban corridor.

Property Summary

- **Listing Price:** \$460,000
- **Building Area:** 2,240 SF Main Level
(Estimated) 1,600 SF Lower Level (300 SF finished)
3,840 SF Rentable
- **Land Size:** .12 Acres (5,200 SF)
- **Zoning:** B2, Community Business
- **Year Built:** 1959

Property Features

- Highly visible on one of St. Paul's busiest thoroughfares
- Established, vibrant neighborhood area
- Great access to major thoroughfares
- Off-street parking
- Abundant amenities within walking distance
- Minutes to downtown





THINKING BEYOND THE OBVIOUS

FOR MORE INFORMATION CONTACT:

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