Transwestern

2286 Como Avenue

RETAIL FOR SALE OR LEASE

St. Paul, MN 55108



Property Details

2286 Como Avenue presents a rare opportunity to acquire or lease a highly visible freestanding retail property in the heart of St. Paul's vibrant Como Park neighborhood. Situated along the well-traveled Como Avenue corridor, the property offers excellent street presence, convenient access, and strong visibility to both vehicular and pedestrian traffic. Surrounded by established residential neighborhoods, local businesses, educational institutions, and popular community destinations, the location provides an exceptional opportunity for retailers, service providers, nonprofit organizations, educational users, and owner-users seeking a prominent urban presence in a highly connected trade area.

LOCATION	2286 Como Avenue, St. Paul, MN 55108
BUILDING SIZE / AVAILABILITY	1st Floor - 7,000 SF, LL - 650 SF - Total - 7,650 SF
LAND SIZE	0.17 acres / 7,500 SF
ZONING	T2 - Traditional Neighborhood District
YEAR BUILT	1950
CONSTRUCTION	Steel/spancrete framing with CMU exterior walls
ROOF	Steel/spancrete roof with rubber/rock ballast
HVAC	100% heated/cooled with gas-fired forced-air
SALE PRICE	$1,540,000.00
2026 TAXES	$41,538.00
NET LEASING RATE	Negotiable
2026 EST. EXPENSES	$5.43 PSF Tax
TRAFFIC COUNTS	5,300 VPD - Como Ave





DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	10 MILE
POPULATION	147,250	478,588	1,263,785
MEDIAN HH INCOME	$67,015	$73,934	$82,261
AVERAGE HH INCOME	$94,536	$100,514	$107,734

** Sources: ESRI 2022 est & MN Dept of Transportation 2023 Study avgs are per day total cars*

Transwestern

Eric Rapp, SIOR
(612) 612-1635 | eric.rapp@transwestern.com

Kris Schisel
(612) 612-1691 | kris.schisel@transwestern.com

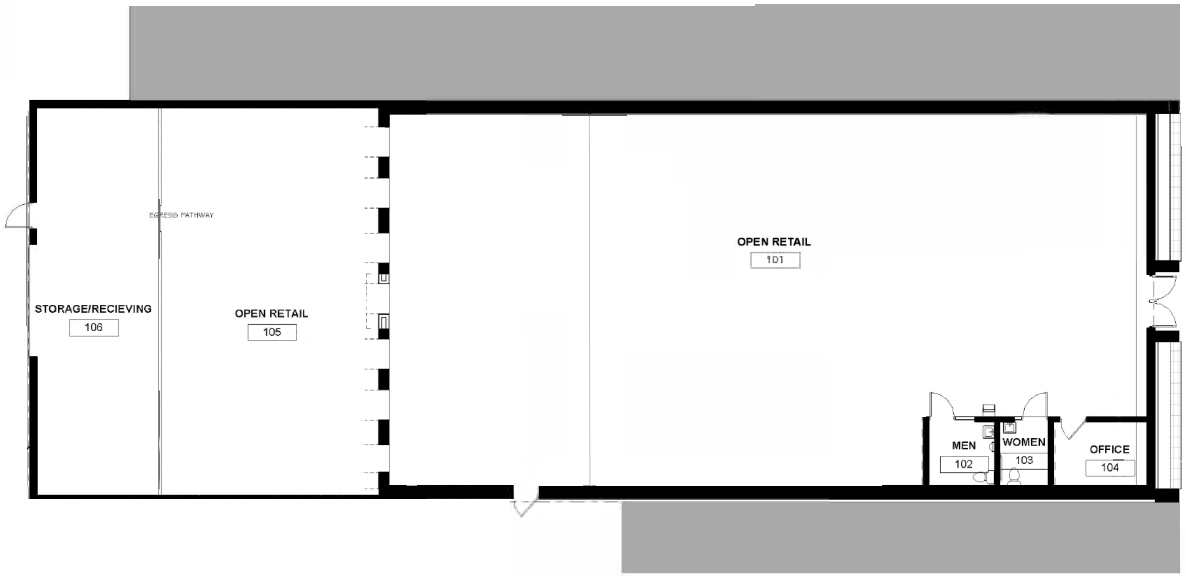
REALTY RESOURCES MEMBER

2286 COMO AVENUE

Floor Plan

PROPERTY FEATURES

- Small Loading Dock & Drive-in Door with Alley Access
- 50’ Frontage on Como Avenue
- Poured Concrete Flooring Throughout







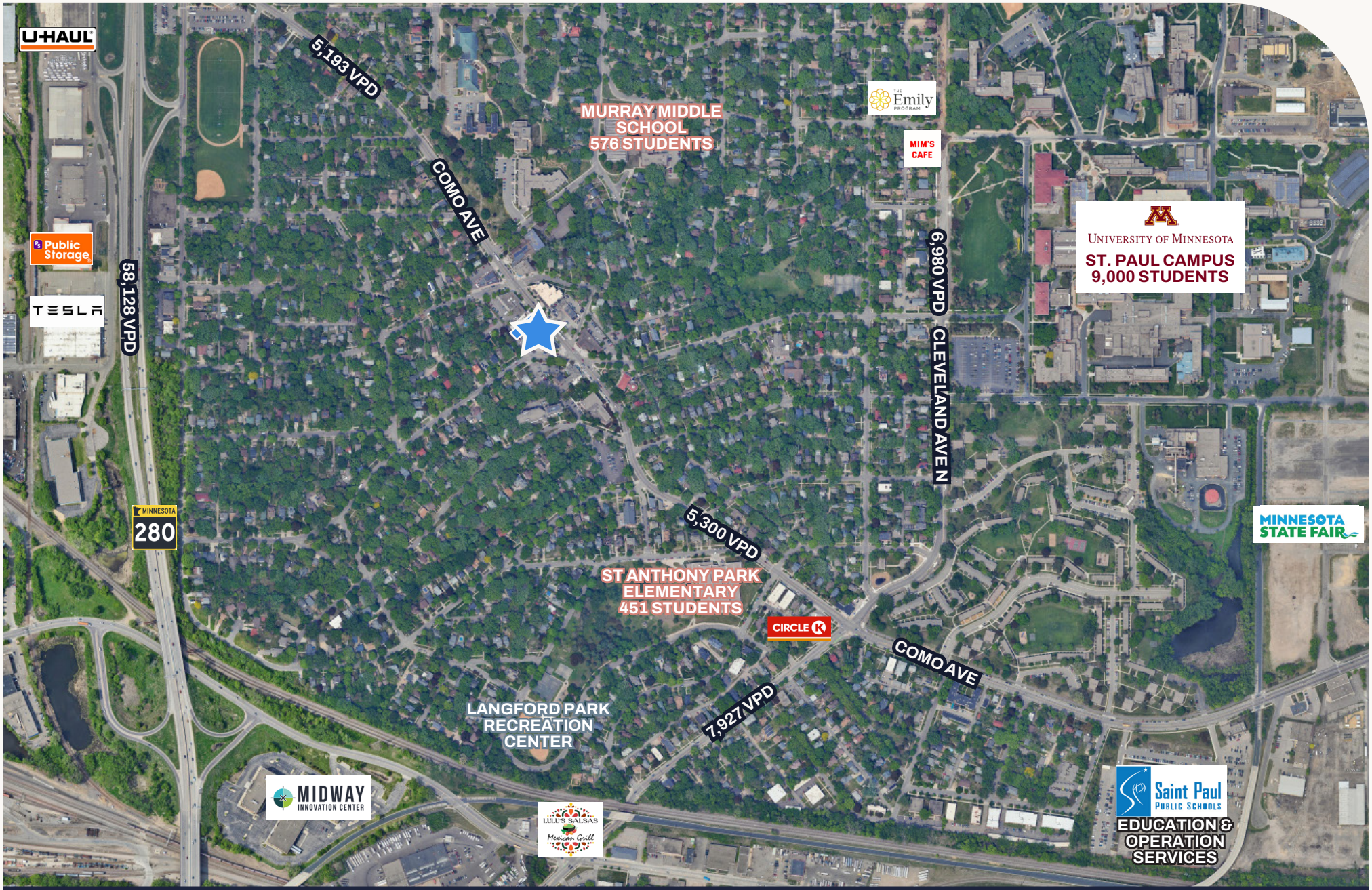


Transwestern

Eric Rapp, SIOR
(612) 612-1635 | eric.rapp@transwestern.com

Kris Schisel
(612) 612-1691 | kris.schisel@transwestern.com

REALTY RESOURCES MEMBER



Transwestern

Eric Rapp, SIOR
(612) 612-1635 | eric.rapp@transwestern.com

Kris Schisel
(612) 612-1691 | kris.schisel@transwestern.com