

 Transwestern

1246 University Ave W

OFFICE SPACE FOR SALE
ST. PAUL, MN 55104

Transit-Oriented
Connectivity

Flexible Space
Solutions

77,517 SF
Available



About 1246 University Ave W

1246 University Ave W presents a unique value-add acquisition opportunity in the heart of St. Paul's thriving Midway district. The 77,517 SF property combines strong existing infrastructure, flexible floor plates, and a prime transit-oriented location near major retailers, residential developments, and the Metro Green Line. With substantial capital improvements already completed and future redevelopment potential enhanced by its Opportunity Zone designation, 1246 University Ave W offers a compelling opportunity for investors, developers, and owner-users alike.

PROPERTY FEATURES

- Located in an up-and-coming neighborhood with active redevelopment.
- Spacious training facilities, multiple conference rooms, and well-appointed break areas.
- Two drive-in garage bays with capacity for approximately three vehicles, currently utilized for equipment and storage.
- Diesel back-up generator.
- Signage opportunities.
- Significant capital investment totaling over \$2M.



SALE PRICE	\$3,750,000
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BUILDING AREA	77,517 SF
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LAND SIZE	1.56 AC / 67,954 SF
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STORIES	FOUR
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ZONING	T-4, TRADITIONAL NEIGHBORHOOD
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PID	34-29-23-42-0002
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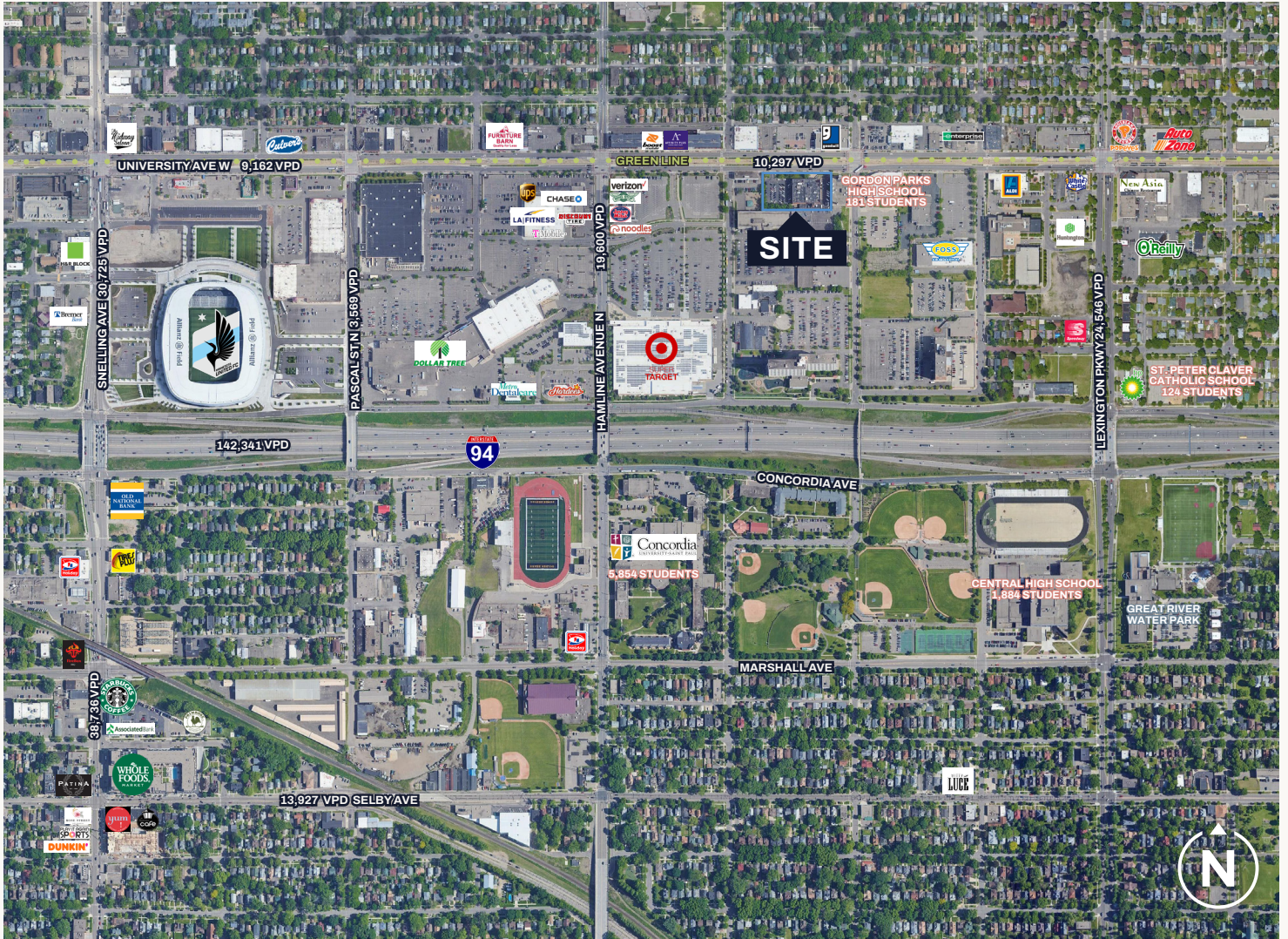
YEAR BUILT/ RENOVATED	1929/MULTIPLE
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FURNACE	BOILER REPLACED IN 2019
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ROOF	FLAT RUBBER 20 YEARS OLD
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PARKING	78 SURFACE STALLS
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