



# 595 SELBY AVENUE

## CREATIVE OFFICE BUILDING FOR SALE

Saint Paul, MN 55102

### DETAILS

<b>FOR SALE</b>	2,416 SF on .13 Acres
<b>SALE PRICE</b>	Negotiable
<b>PARKING</b>	*/- 7 parking spaces on surface lot ratio of 3.09/1,000 SF
<b>YEAR BUILT</b>	1895, recent renovation
<b>ZONING</b>	B2 - Community Business District
<b>CONSTRUCTION</b>	Wood Frame
<b>FLOORS</b>	3

### AMENITIES

Located on Selby Avenue in Summit/University neighborhood
Surrounded by unique retail and restaurants, close to Cathedral Hill and its historic buildings
Easy access to I-94 via Dale Street, to I-35E via Summit and University Avenues or Grand Avenue
Approximately 11 blocks to Metro Green Line light rail at University Avenue & Dale Street - Downtown Saint Paul or Minneapolis
Absolutely charming offices in converted vintage home, hardwood floors throughout with plenty of natural light
Eight (8) private offices, kitchen area, ADA bathroom on main floor (unfinished attic and basement)



#### Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



#### Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



#### Full-Service

From start to finish: we're directly involved every step of the way.

#### CONTACT US

**Nils Snyder**  
612.240.7967

[nsnyder@kenwoodcommercial.com](mailto:nsnyder@kenwoodcommercial.com)

**Mike Doyle**  
612.242.8820  
[mdoyle@kenwoodcommercial.com](mailto:mdoyle@kenwoodcommercial.com)

**AERIAL/RETAIL MAP**

