



# 595 SELBY AVENUE

## CREATIVE OFFICE BUILDING FOR SALE

Saint Paul, MN 55102

### DETAILS

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

### AMENITIES

Located on Selby Avenue in Summit/University neighborhood

Surrounded by unique retail and restaurants, close to Cathedral Hill and its historic buildings

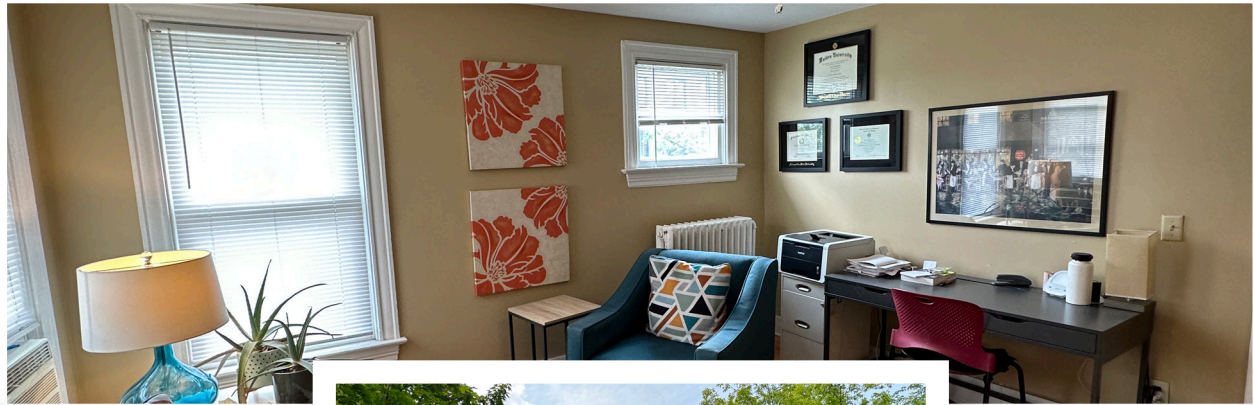
Easy access to I-94 via Dale Street, to I-35E via Summit and University Avenues or Grand Avenue

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

