



595 SELBY AVENUE

CREATIVE OFFICE BUILDING FOR SALE

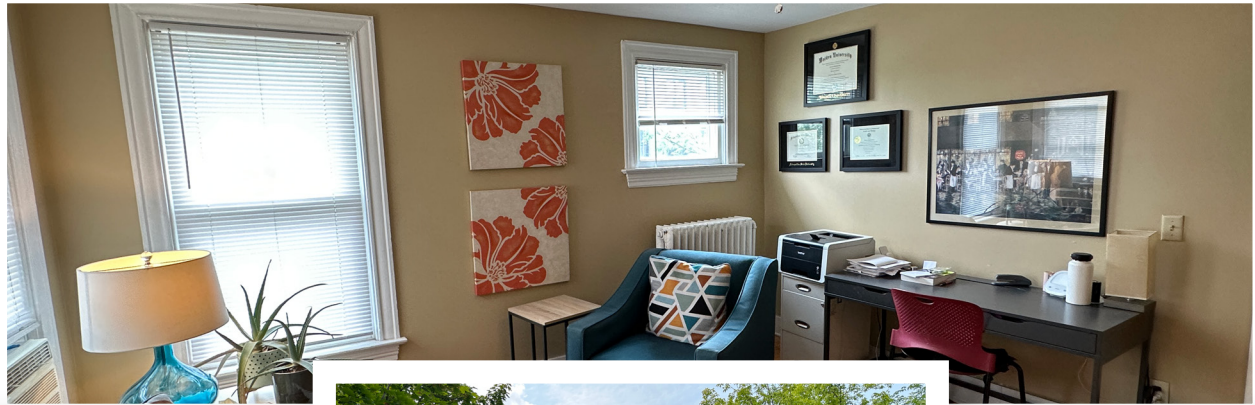
Saint Paul, MN 55102

DETAILS

FOR SALE	2,416 SF on .13 Acres
SALE PRICE	\$650,000.00
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

Mike Doyle

612.242.8820

mdoyle@kenwoodcommercial.com

2025 OPERATING COST BREAKDOWN

Description	Annual	Monthly
Property Taxes (Ramsey County)	\$17,562.00	
Insurance	\$5,165.34	
Utilities	\$3,306.70	
Garbage	\$1,115.01	
General Maintenance	\$800.00	
Security	\$580.77	
Snow & Lawn Care	\$493.00	
Total	\$29,022.82	\$2,418.57

2025 TENANT INCOME - 2nd Floor Offices

Time Period	Monthly Gross Rent Amount	Annual Gross Rent Amount
1/1/2025 - 12/31/2025	\$2,500.00	\$30,000.00
1/1/2026 - 12/31/2026	\$2,575.00	\$30,900.00
1/1/2027 - 12/31/2027	\$2,655.00	\$31,860.00

AERIAL/RETAIL MAP

