

1740 Livingston Ave

6,720 SF COMMERCIAL BUILDING FOR SALE

West Saint Paul, MN



Sale Offering

Transwestern is pleased to present for sale 1740 Livingston Avenue, a well-maintained 6,720-square-foot commercial building situated on a 1.09-acre site in West St. Paul, MN. This single-user property is well-located within an established commercial and residential corridor, just one block east of Robert Street, offering good visibility and convenient access to surrounding amenities.

The building features a highly functional and flexible floor plan designed to accommodate a wide variety of users. The layout includes perimeter private offices along the windows, multiple conference and meeting rooms, dedicated staff support spaces, an outdoor patio area, and a large multi-purpose community room including a commercial kitchen. Combined with ample on-site parking, ADA accessibility, and B4 zoning, the property is well suited for owner-users, nonprofit organizations, educational and training facilities, childcare providers, healthcare or counseling services, professional office users, and other service-oriented businesses.

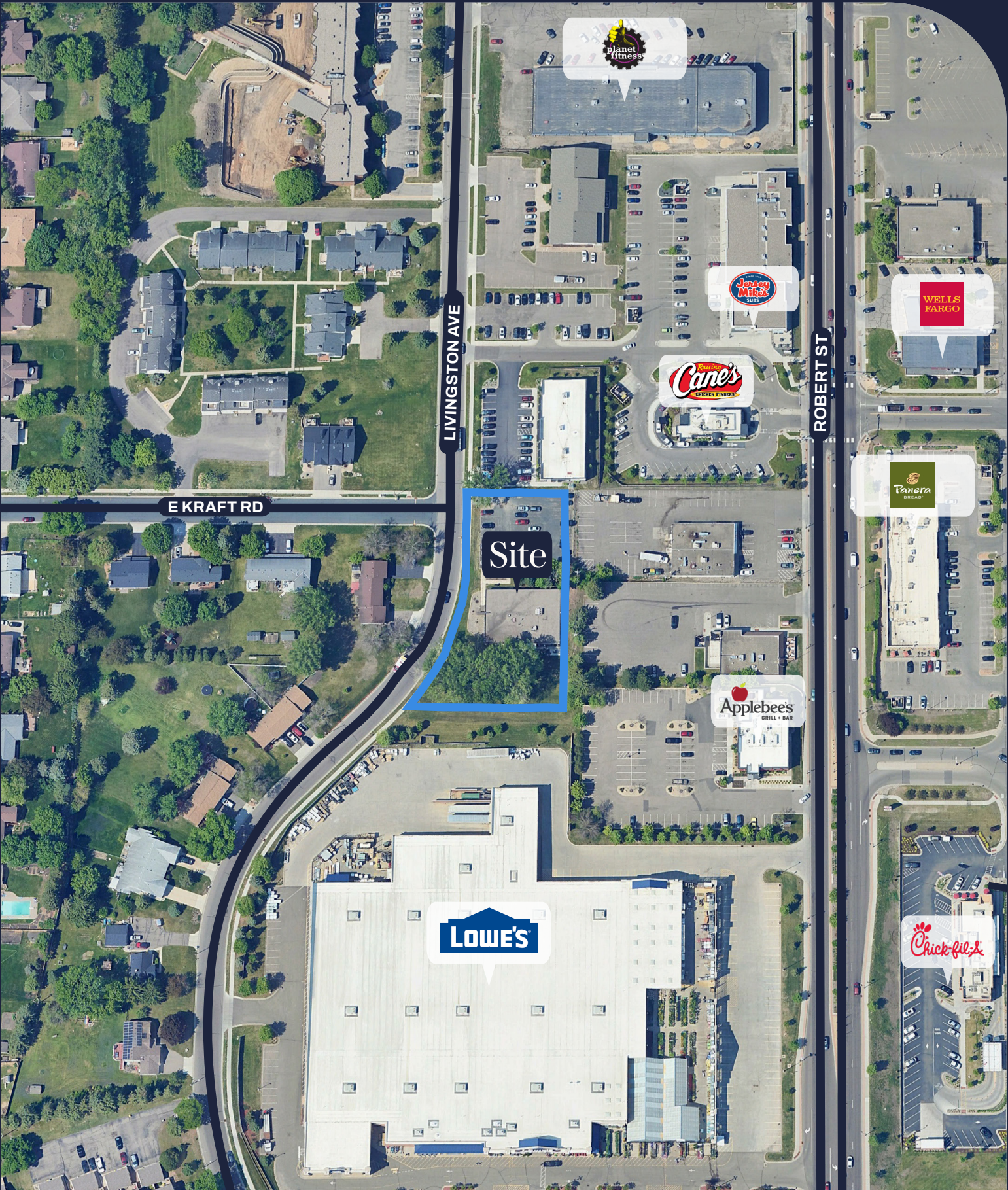
BUILDING HIGHLIGHTS

- Flexible floor plan with private offices, conference rooms, community gathering space, and training/computer lab
- Outdoor patio and dedicated staff/program support areas
- Rear loading access for deliveries and operational efficiency
- Ample on-site parking
- Commercial kitchen renovated in 2024
- New HVAC system installed in January 2025
- Parking lot resurfaced in May 2024

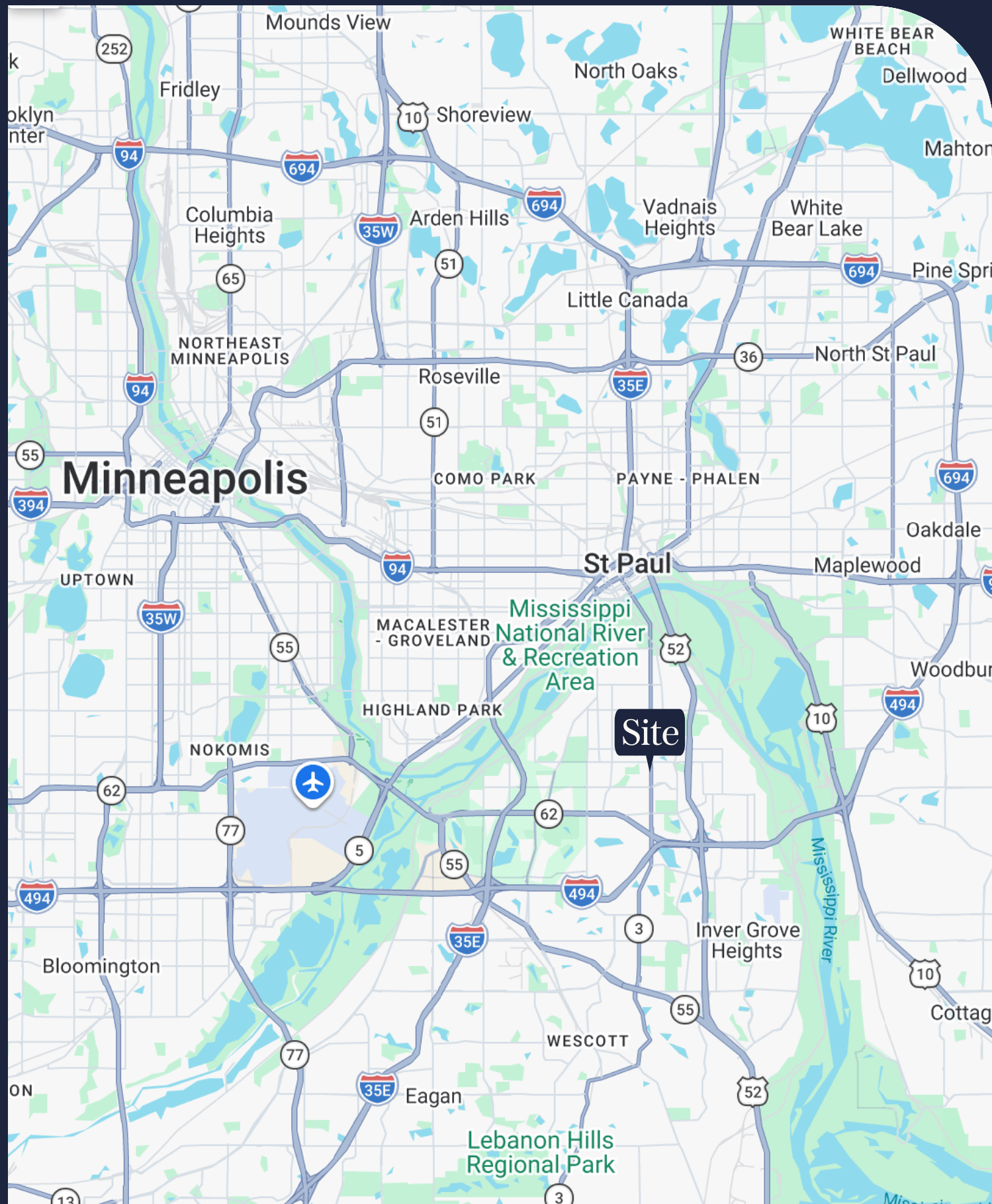
ADDRESS	1740 LIVINGSTON AVE WEST ST PAUL, MN
SALE PRICE	\$1,300,000
TOTAL BUILDING SF	6,720
PARCEL SIZE	1.09 AC
YEAR BUILT	1974
PARKING STALLS	28
PID	42-18604-01-013
ZONING	B4-SHOPPING CENTER
BUILDING AVAILABLE	SEPTEMBER 1, 2026



Property Aerial



Twin Cities Location

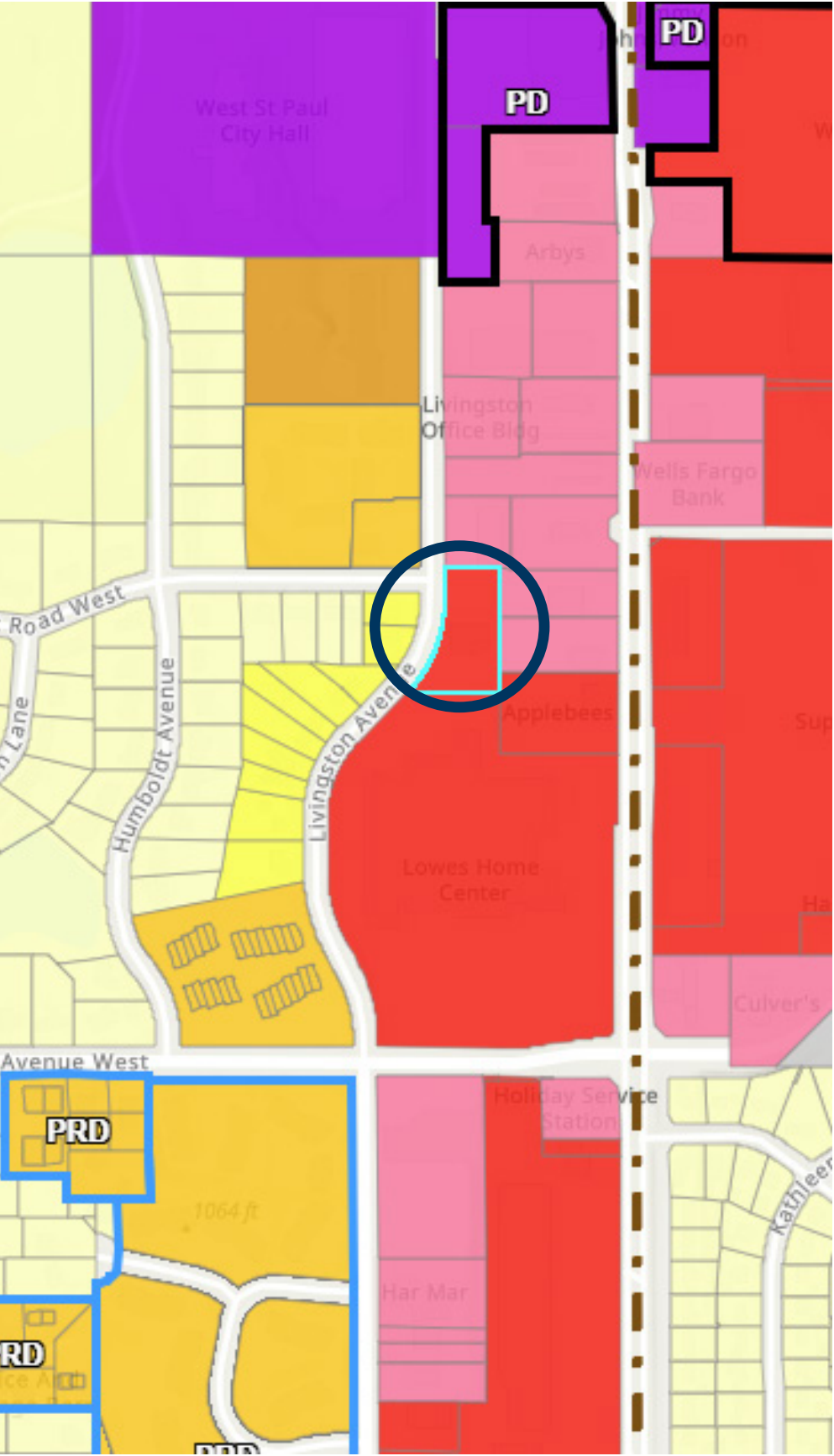


Location and Proximity

The property is strategically located in the heart of West St. Paul, just one block east of Robert Street, one of the area's primary commercial corridors. The property benefits from excellent visibility and convenient access to major transportation routes, including Interstate 35E and Interstate 494, providing efficient connectivity to both Saint Paul and Minneapolis. Surrounded by established residential neighborhoods, national retailers, restaurants, healthcare providers, and everyday amenities, the property is ideally positioned to serve a wide range of commercial users.



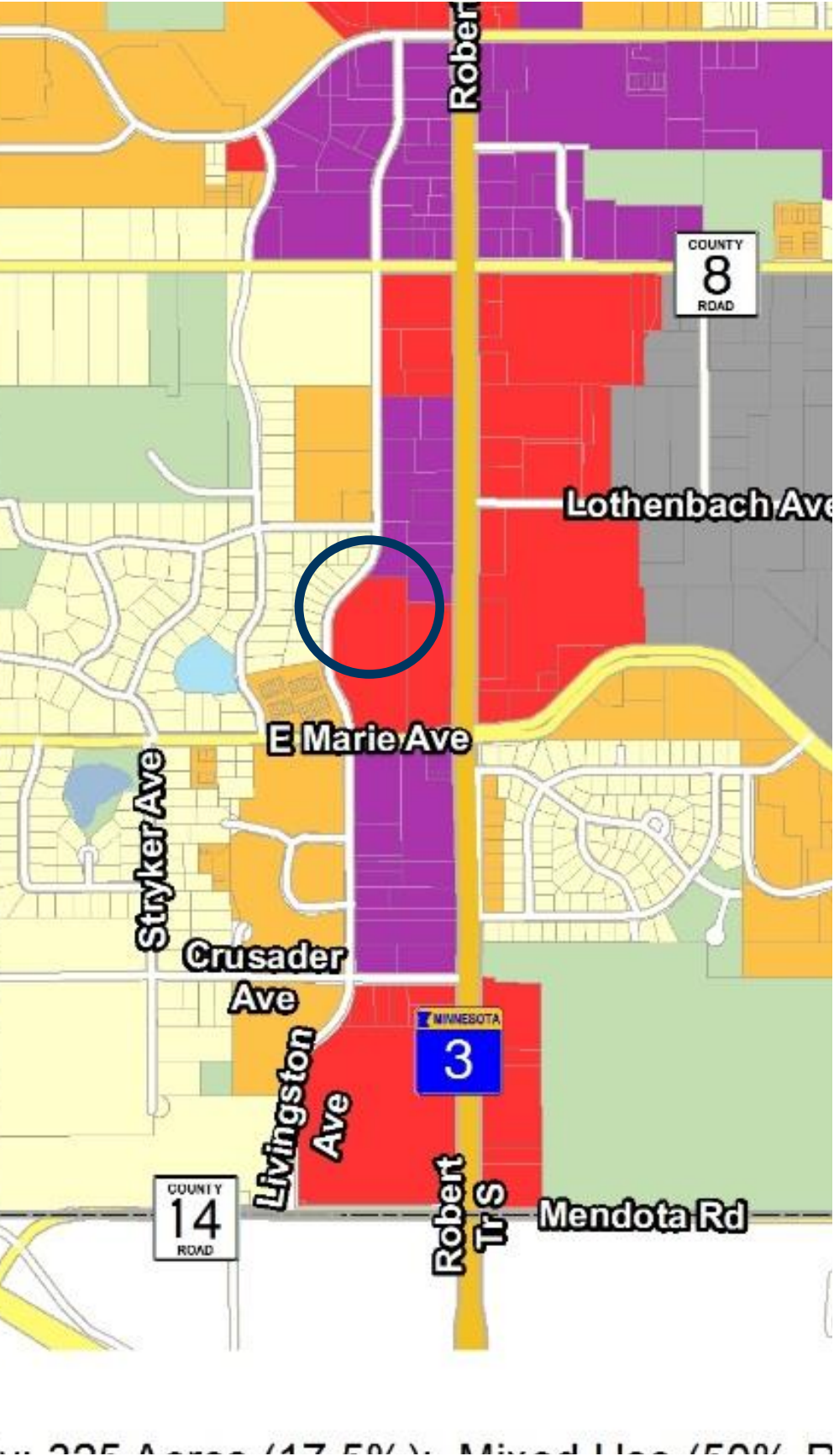
Zoning Map



B-4 Shopping Center

- LEGEND**
- R-1 - One Family Residential
 - R-2 - Two Family Residential
 - R-3 - Townhouse Residential
 - R-4 - Multiple Family Residential
 - B-1 - Limited Business
 - B-2 - Neighborhood Business
 - B-3 - General Business
 - B-4 - Shopping Center
 - B-5 - Gateway North Mixed-Use District
 - B-6 - Town Center Mixed-Use District
 - I-1 - Light Industrial
 - I-2 - General Industrial
 - C - Conservancy District

Future Land Use Map



Commercial

- LEGEND**
- Commercial
 - Industrial
 - Mixed Use: 25-40 Units/Acre (Residential)
 - Multi-Family: 20-40 Units/Acre
 - Parks and Recreation
 - ROW
 - Single-Family: 3-6 Units/Acre
 - Water



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