

# INVESTMENT OR OWNER-USER OPPORTUNITY

**FOR SALE: 2716 Upper Afton RD, St. Paul, MN 55119**



AR Realty Group

# PROPERTY OVERVIEW



2716 Upper Afton RD, St. Paul, MN 55119

Property Address	2716 UPPER AFTON RD, ST PAUL, MN 55119
County	Ramsey County
Property Type	Medical Office/Professional Office
Owner-User Opportunity	Potential for a move-in ready 2nd generation medical suite — 19 exam rooms, X-ray room, reception, and lab already in place. Skip the buildout costs and open your doors from day one
Investment Highlights	Below-market rents with immediate upside at renewal — capture higher-paying tenants and drive NOI growth in a supply-constrained suburban corridor
Asking Price	\$1,450,000
LOT SIZE:	APPROX. 0.69 AC / 30,100 SF
YEAR BUILT:	1963
Zoning	Business Commercial

Positioned at the signalized corner of Upper Afton Road and Century Avenue with direct access to I-94 and Hwy 120, this property sits at the center of a densely populated trade area with 44,000+ residents and a median household income of \$81,865. Whether you're an investor looking to reposition below-market rents or a medical operator ready to plug into a fully built-out clinical space — this is a rare opportunity in a market with limited comparable supply.

**Alex Brown**  
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# FINANCIAL ANALYSIS

2716 Upper Afton RD, St. Paul, MN 55119



TENANT #1	TENANT #2
Monthly Rent: \$9,166 / month	Monthly Rent: \$700 / month
Annual Rent: \$109,992 / year	Annual Rent: \$8,400 / year

## INCOME SUMMARY

Tenant #1 Net Monthly Income	\$9,166.00
Tenant #2 Net Monthly Income	\$700.00
<b>TOTAL NET MONTHLY INCOME</b>	<b>\$9,866.00</b>
<b>TOTAL NET ANNUAL INCOME</b>	<b>\$118,392.00</b>

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# LOCATION OVERVIEW

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## LOCATION & ACCESS

Strategically located at the southwest quadrant of Upper Afton Road and Century Avenue, the property benefits from outstanding regional accessibility with direct proximity to I-94 and Century Avenue (Hwy 120). The surrounding trade area draws from a robust and growing population of over 44,000 residents within the 55119 zip code, with a median household income of \$81,865.

<b>Population (55119)</b>	<b>44,000+</b>
<b>Median HH Income</b>	<b>\$81,865</b>
<b>Access</b>	<b>I-94 / Hwy 120</b>

## AREA BUSINESSES & LANDMARKS

<b>3M Corporate Headquarters Campus</b>	<b>St. Paul Harley Davidson</b>
<b>Merit Chevrolet</b>	<b>Carver Elementary School</b>
<b>Battle Creek Middle School</b>	<b>Conway Recreation Center</b>
<b>Battle Creek Waterworks</b>	<b>Country Inn &amp; Suites by Radisson</b>

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FOR MORE INFORMATION PLEASE CONTACT

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