



FOR SALE

**2375 UNIVERSITY AVE W
15,120 SF | 15 UNITS
OFFICE SERVICE**



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2375 UNIVERSITY AVE W
SAINT PAUL, MN 55114

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

2375 UNIVERSITY AVE W
SAINT PAUL, MN 55114

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OFFERING SUMMARY

Sale Price:	\$2,250,000
Sale Price/SF:	\$149/SF
Building Size:	15,120 SF
Lot Size:	18,600 SF (0.43 AC)
Units:	15
Zoning:	T3 - Traditional Neighborhood
2026 Assessed Value:	\$1,466,500
2026 Taxes:	\$51,866

PROPERTY OVERVIEW

- 15,120 SF: 2 Levels with 21 parking spaces in rear lot (additional parking surrounding building)
- Zoned T3 - Traditional Neighborhood. Permitted Uses: commercial, residential, office, retail and mixed-use options
- Convenient, easy access location with high visibility on University Ave W in St. Paul. Easy access to I-94 and centrally located in the Twin Cities Metro. 14,249 Vehicles Per Day on University Ave W
- Clean, contemporary and bright interior finishes. Highly desirable, modern and comfortable office environment.
- Unique opportunity for owner occupant or investor. Prime 1031 replacement property.
- Building has been exceptionally maintained and remodeled throughout current ownership.
- Two available units for owner occupants: 3,203 SF & 5,115 SF Suites available
- Current tenants include: ThinkSelf Inc., Home Group Inc., New Light Center LLC, Rise Inc., Keystone Interpreting Solutions Inc., Landmark Piano LLC, and Pete's Mobile of MN LLC.
- Property surrounded with excellent neighborhood bars, restaurants, coffee shops and fast food options.
- University Ave is easily accessible with both bus lines and light rail
- Contact listing brokers Mark Hulsey and Sawyer Hulsey for rent roll, expenses, questions, and scheduling tours.

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PHOTO GALLERY

PHOTO GALLERY - MAIN LOBBY + 2ND FLOOR

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PHOTO GALLERY - 2ND FLOOR

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PHOTO GALLERY - 2ND FLOOR

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PHOTO GALLERY - 1ST FLOOR

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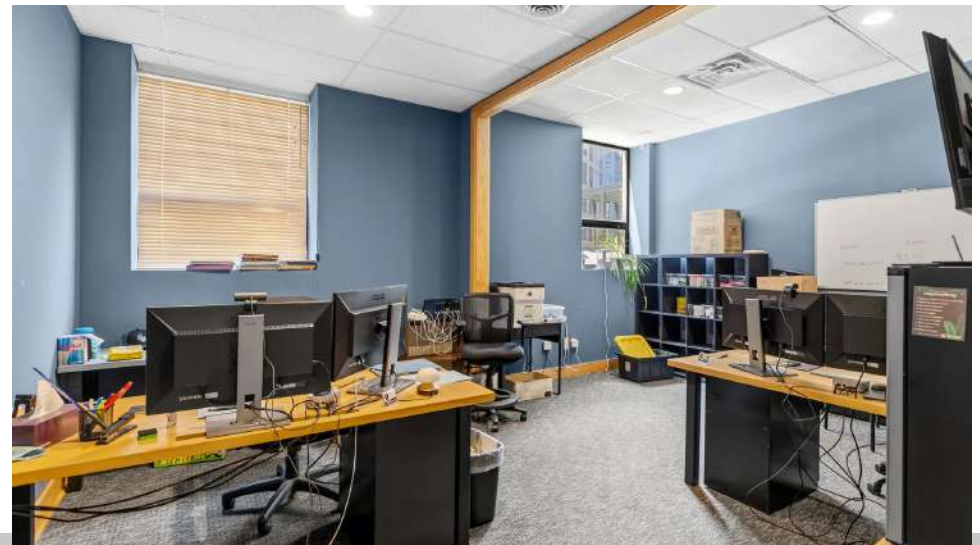
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PHOTO GALLERY - 1ST FLOOR

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PHOTO GALLERY - 1ST FLOOR + BACK LOT

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ZONING INFORMATION

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T3 - TRADITIONAL NEIGHBORHOOD

The property is zoned T3 Traditional Neighborhood, a Saint Paul zoning district intended to support higher-density, pedestrian- and transit-oriented mixed-use development. T3 is generally designed for neighborhood nodes and corridor locations where residential, commercial, office, retail, service, and mixed-use development may be appropriate, subject to applicable City requirements.

This zoning classification provides flexibility for a variety of uses and redevelopment concepts, including multifamily residential, mixed-use buildings, neighborhood-serving commercial uses, offices, and other compatible urban uses. Future development, expansion, or change of use is subject to City of Saint Paul review, site plan approval, parking, design, dimensional, and use-specific requirements.

Please use this link to see all permitted uses:

https://library.municode.com/mn/st._paul/codes/code_of_ordinancesnodeId=PTIILECO_TITVIIIZOCO_CH66ZOCOONDIUSDEDIST_ARTIII16

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LOCATION INFORMATION

2375 University Avenue
Map

Small Sums
→

NO
TRESPASSING
VIOLATORS
ARE SUBJECT
TO PROSECUTION

OPEN

RETAILER MAP

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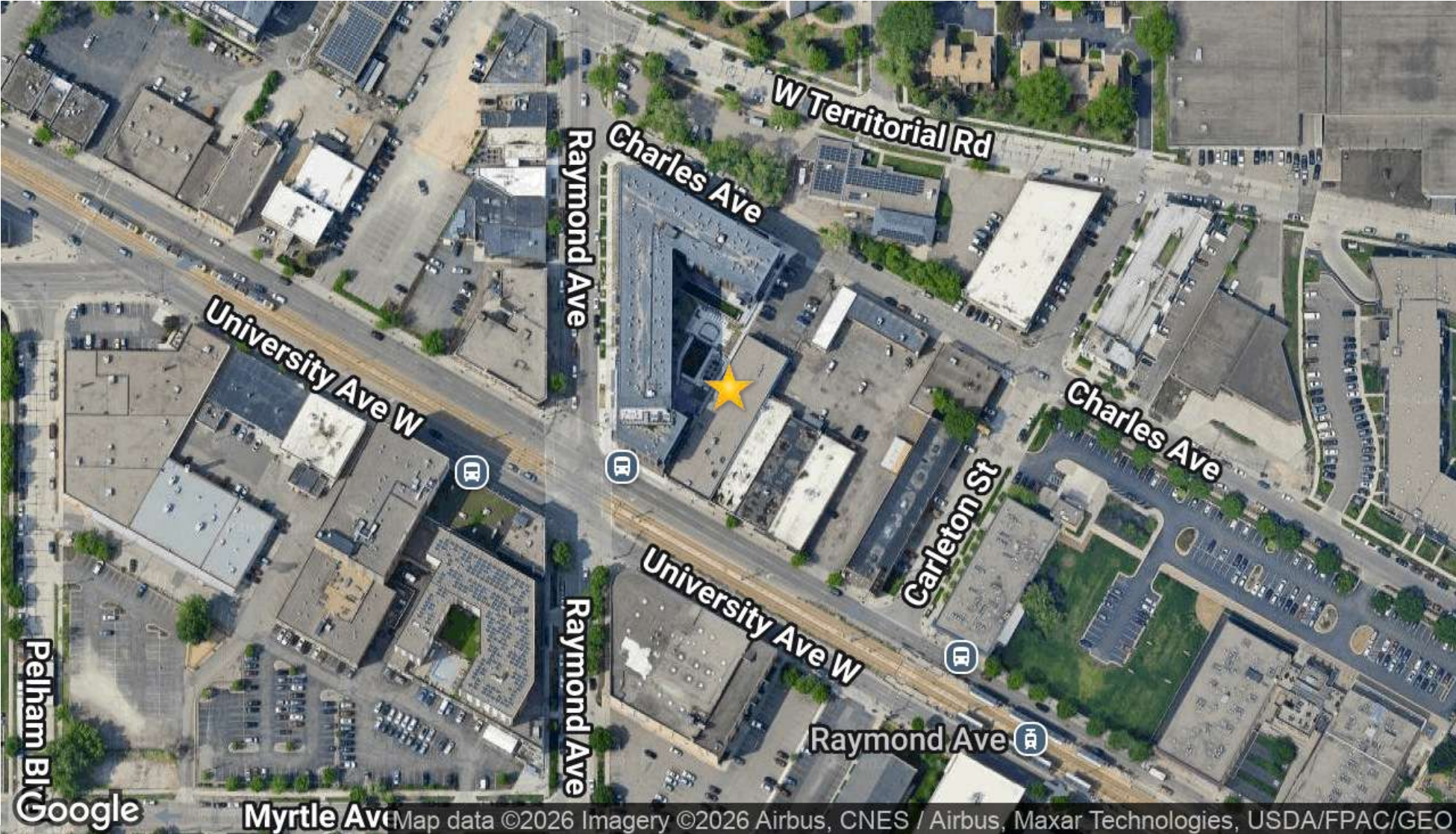
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LOCATION MAP

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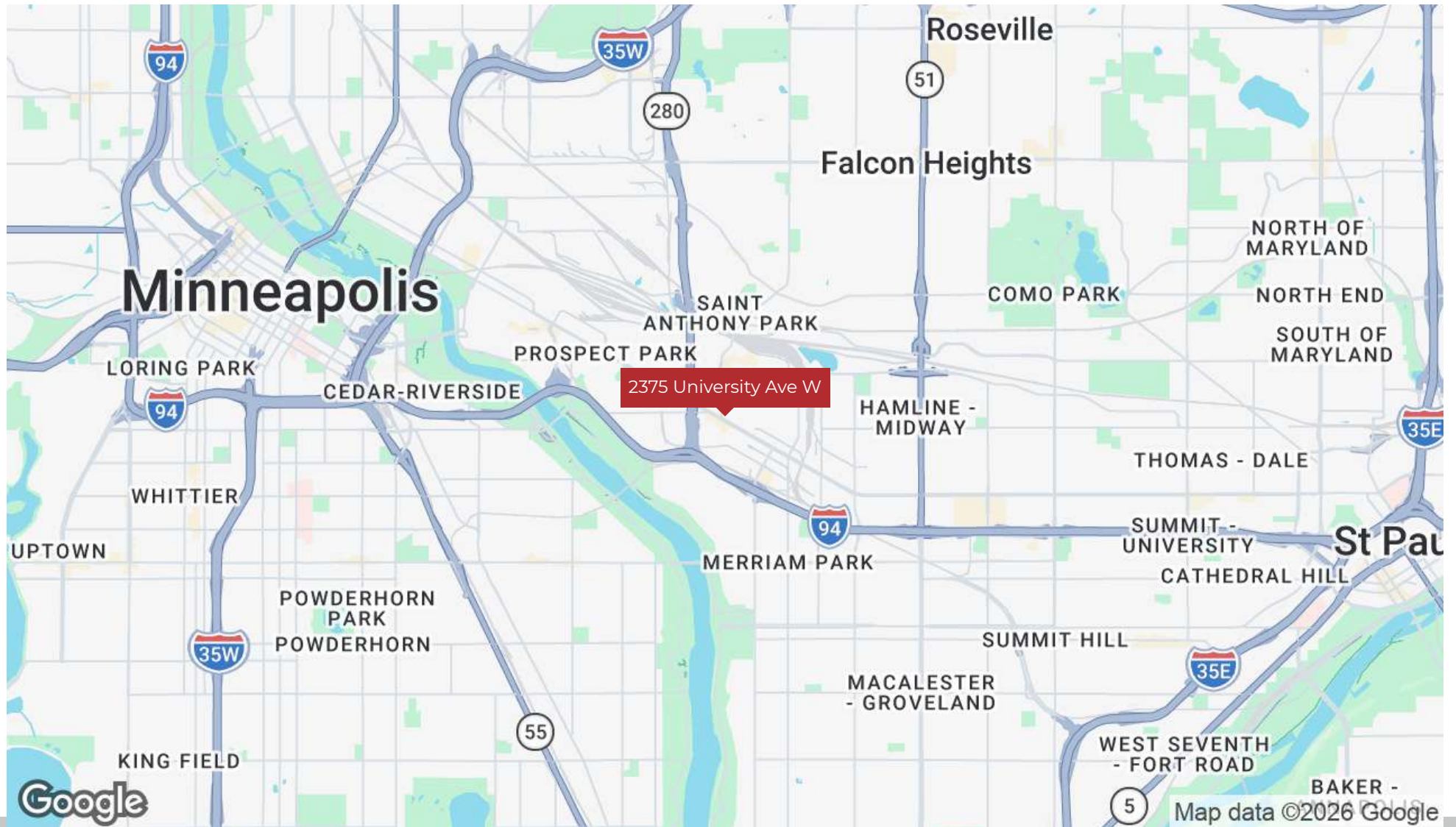
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REGIONAL MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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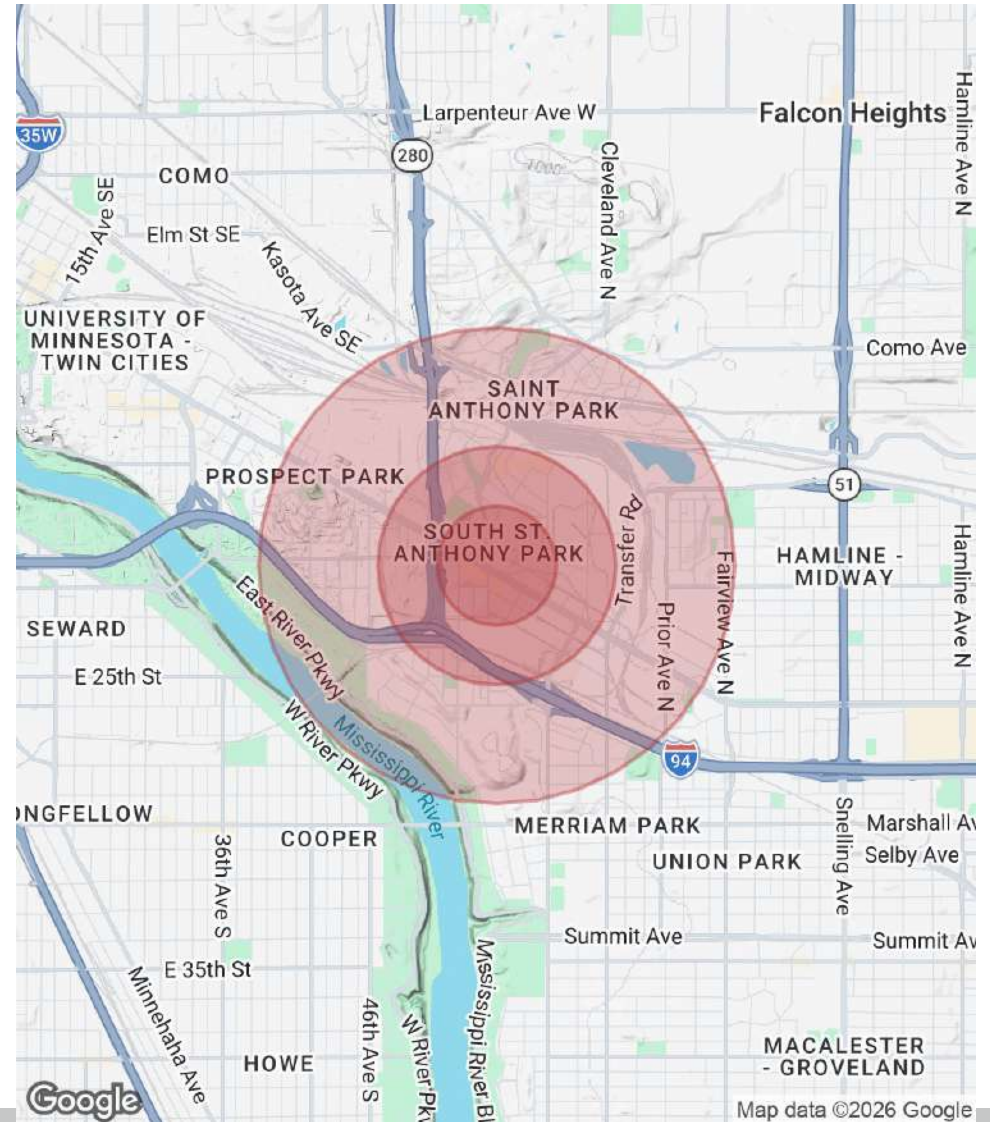
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	370	2,481	10,936
Average Age	28.6	30.2	34.7
Average Age (Male)	30.1	31.5	35.2
Average Age (Female)	27.8	29.2	33.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	188	1,262	5,110
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$91,734	\$94,093	\$104,222
Average House Value	\$323,309	\$315,026	\$426,076

2023 American Community Survey (ACS)



Map data ©2026 Google

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TRAFFIC COUNTS

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14,249 VPD - University Ave W

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Results
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RE/MAX RESULTS

MEET THE TEAM

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