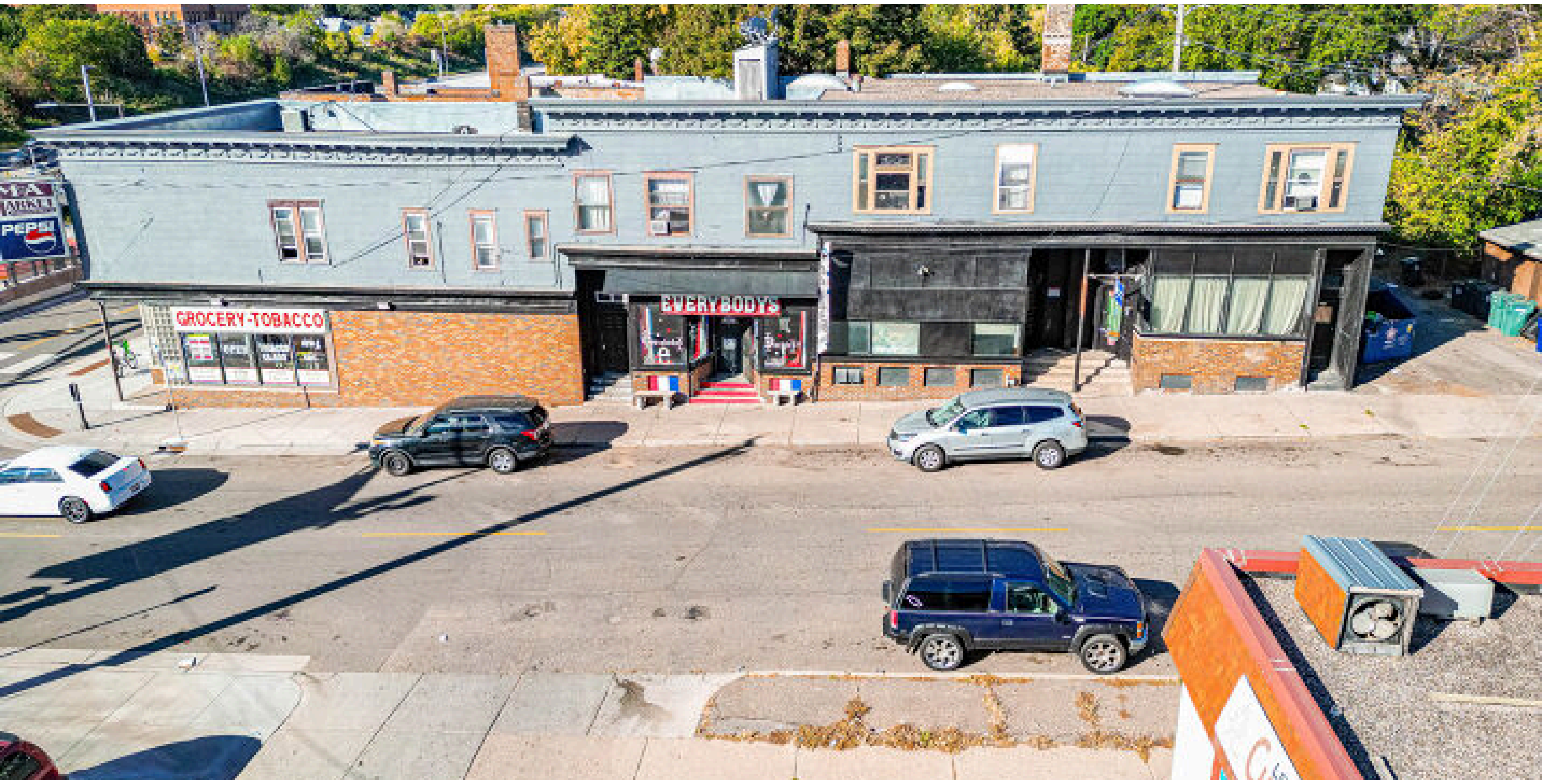


365 Earl St, Saint Paul, MN 55106

$1,000,000

365 Earl Street

Mixed Use | 6.17% CAP | 15,000 SqFt

William Schultz
MN 40835740
651.216.6814

Listing Added: 11/09/2025
Listing Updated: 04/15/2026

Details

Asking Price	$1,000,000	Property Type	Mixed Use
Sub Type	Office, Residential/Rental, Retail	Investment Type	Value Add
Class	C	Square Footage	15,000
Price per SqFt	$66.67	Cap Rate	6.17%
Occupancy	100%	NOI	$61,657
Units	9	Year Built	1898
Buildings	1	Stories	2
Zoning	T2	Lot Size (acres)	0.125
Broker Co-Op	Yes	APN	33-29-22-31-0103
Ownership	Fee and Simple		

Marketing Description

Located in the heart of Saint Paul's rapidly evolving East Side, 365 Earl Street offers investors a rare mixed-use opportunity in an area poised for significant growth. This property includes 9 total units, 4 commercial and 5 residential, providing both strong income diversity and the security of multiple revenue streams. The commercial spaces are currently occupied by a long-standing convenience store, a tattoo shop, and an Alcoholics Anonymous center, all of which serve the surrounding neighborhood and bring consistent foot traffic to the building. The 5 residential units include three 2-bedroom apartments, one 3-bedroom apartment, and one studio, appealing to a wide range of tenants and offering steady residential demand.

This property sits directly along the new Gold Line rapid transit route, connecting the East Side to downtown Saint Paul and beyond. As the Gold Line begins service, the area surrounding Earl Street and Hudson Road is already experiencing early signs of revitalization, with new commercial investment, residential redevelopment, and infrastructure improvements signaling a long-term upward trajectory for property values. The City of Saint Paul and the Downtown Alliance have also announced plans to convert downtown office buildings into 20,000–30,000 new residential units, a shift that will dramatically increase the demand for convenient, transit-connected neighborhoods like this one.

For investors, 365 Earl Street represents a solid income-producing asset today and a strategic position for future appreciation tomorrow. The mix of commercial and residential tenants offers balanced returns, while the property's location along the Gold Line corridor places it squarely within one of the city's most promising development zones. This building may be purchased individually or as part of a package deal with 1051 Hudson Road, located immediately next door, creating a combined offering ideal for a portfolio-minded buyer seeking scale, stability, and long-term upside.

Buyer agent to verify all measurements.

Contact the listing agent directly for tours.

Pre-approved and vetted buyers only!

Investment Highlights

1. **9 total units:** 4 commercial and 5 residential
2. **Residential mix:** Three 2-bedroom units, one 3-bedroom unit, and one studio apartment
3. **Commercial tenants:** Established convenience store, tattoo shop, and Alcoholics Anonymous center providing consistent foot traffic
4. **Transit-oriented location:** Situated directly along the new Gold Line rapid transit corridor and light rail connection to downtown Saint Paul
5. **Strong income diversity:** Multiple commercial and residential tenants offering stable, balanced cash flow
6. **Strategic growth positioning:** Located in one of Saint Paul's most promising redevelopment zones
7. **Downtown revitalization impact:** City of Saint Paul and Downtown Alliance plan to add 20,000–30,000 new residential units downtown, driving increased demand for nearby properties
8. **Future appreciation potential:** Early signs of neighborhood revitalization through infrastructure, housing, and commercial investment
9. **Optional package deal:** Can be purchased together with 1051 Hudson Road (next door) for a combined mixed-use portfolio
10. **Ideal for investors:** Balanced return profile with current income and long-term upside potential

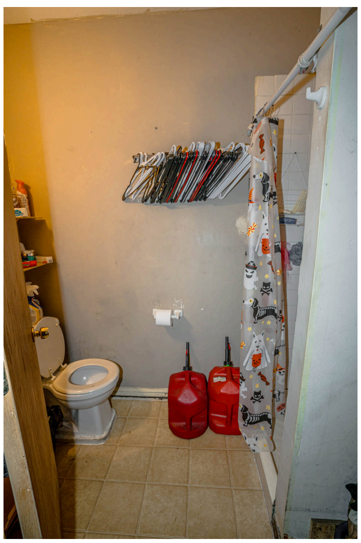
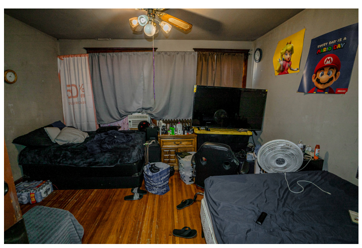
Location (1 Location)

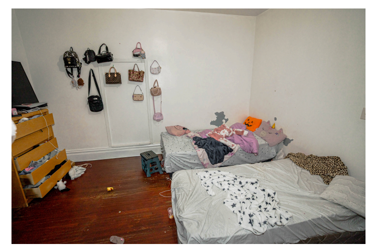
Property Photos (17 photos)

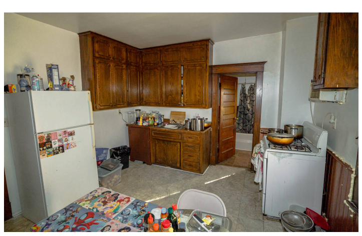
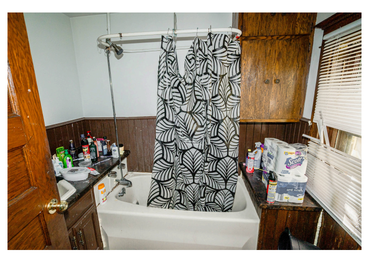
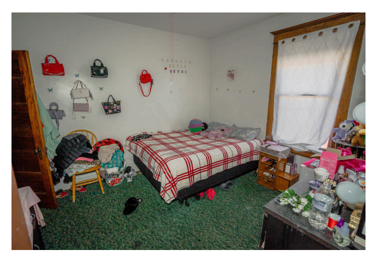
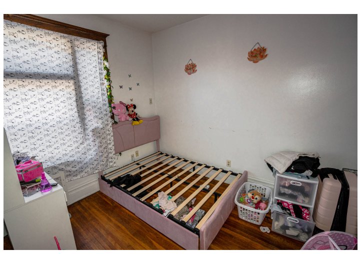








Demographic Insights