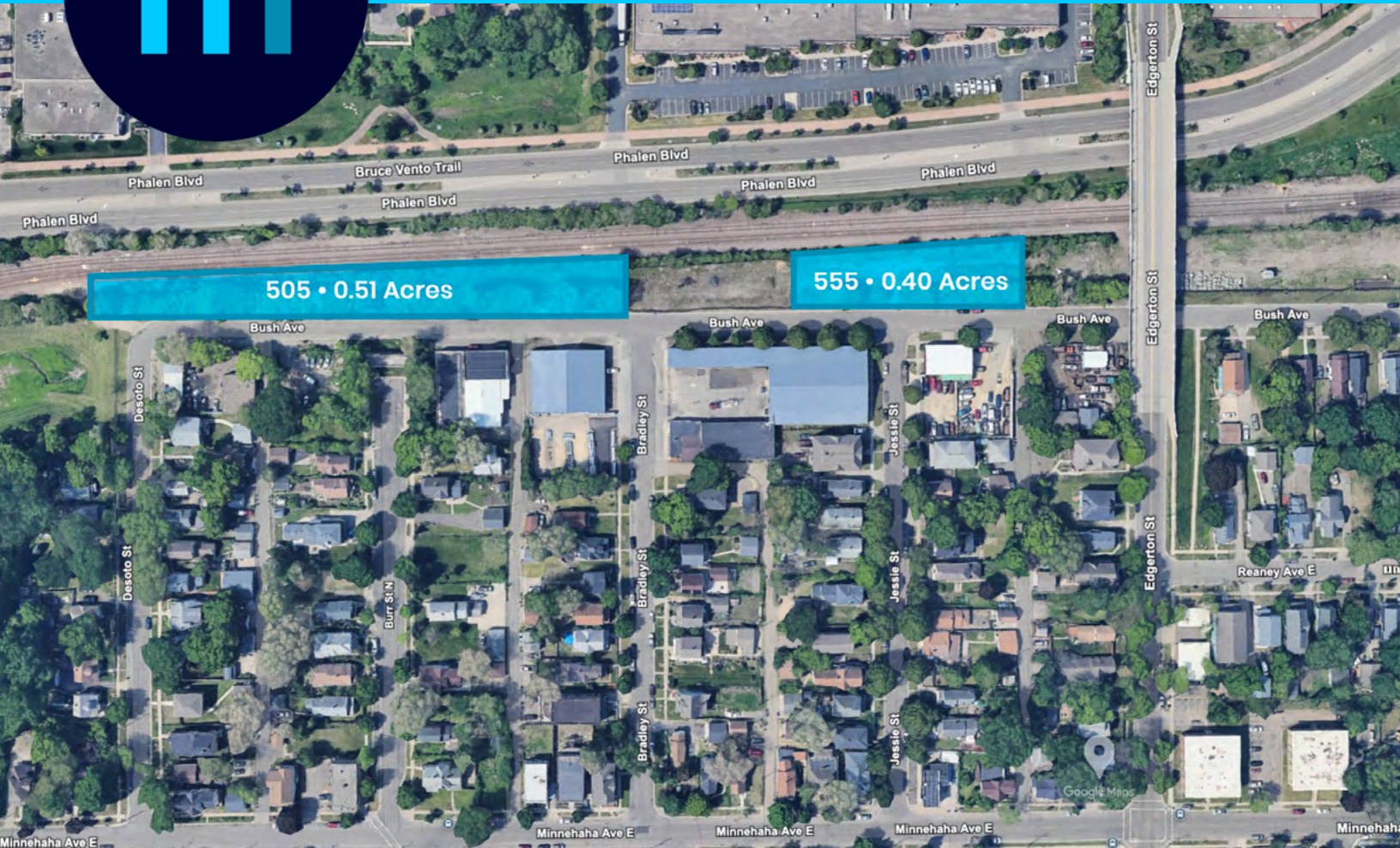




LAND FOR SALE!



LIGHT INDUSTRIAL LAND

505 & 555 Bush Avenue, Saint Paul, MN 55130

17,424–39,640 SF

**LOTS WITH
VERSATILE
ZONING**

Diane Signorelli

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Jeff Salzbrun

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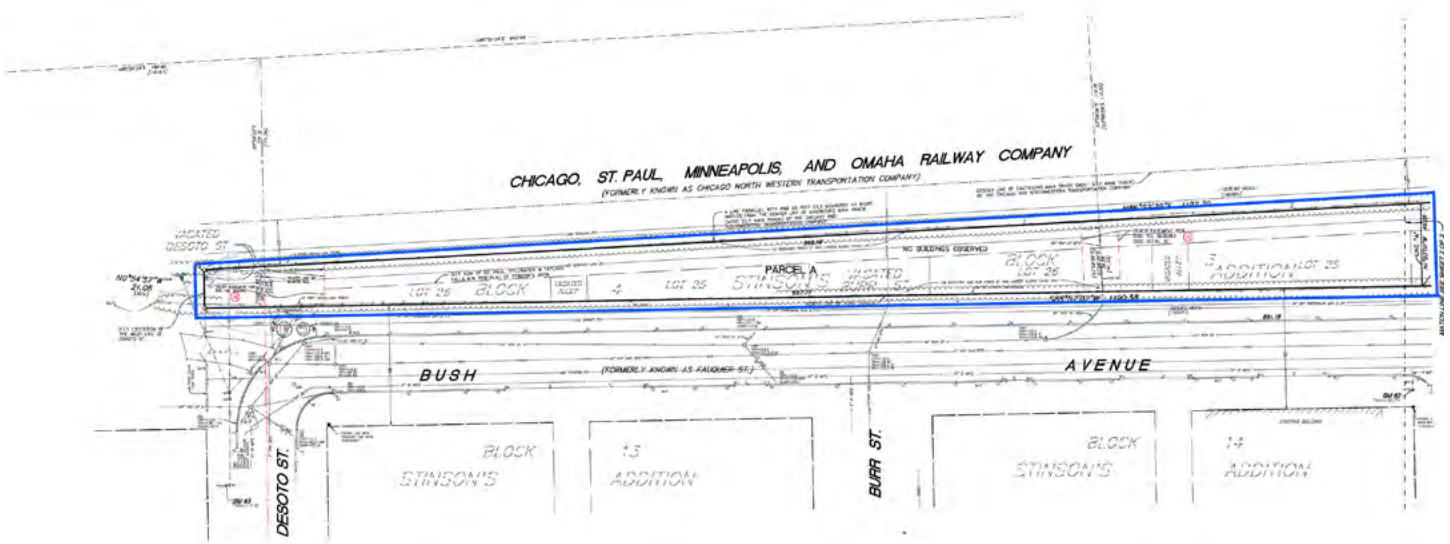
jeff@CEGspaces.com

Comercial Equities Group
— Investment Real Estate Services

PARCEL A

505 Bush Avenue
PID 292922340158

Land Size: 0.51 acres (22,215.6 SF)
Parcel Width: 668 F
Angled Parcel Depth: Up to 45 F



Vacant land allowing for immediate development tailored to the buyer's needs.

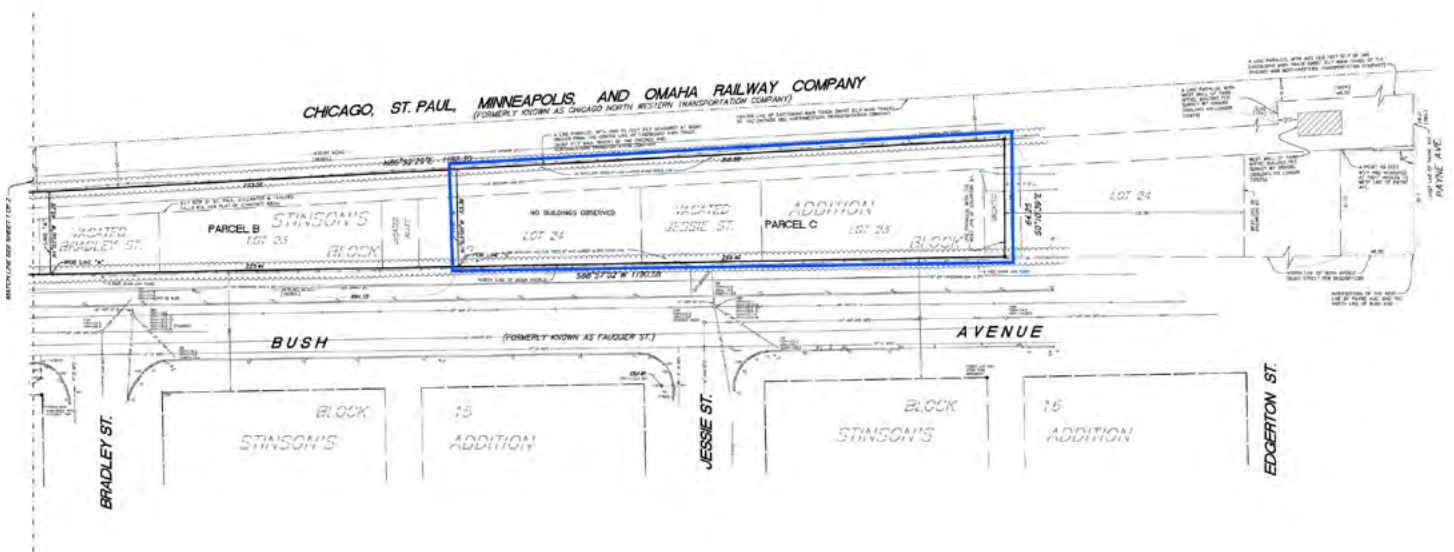
SALE PRICE: \$111,075

Taxes: \$3,556

PARCEL C

555 Bush Avenue
PID 292922340160

Land Size: 0.40 acres (17,424 SF)
Parcel Width: 299 F
Angled Parcel Depth: Up to 64 F



Opportunity Zone provides tax incentives for long-term investments, making it ideal for developers and businesses looking for re-investment opportunities.

SALE PRICE: \$155,000

TAXES: \$3,466

THE PROPERTY

Light industrial (LI) zoning allows for cannabis retail, service business, veterinary, animal daycare, craft brewery/distillery, warehouse/storage, auto repair, limited production, and more.

- All utilities are available at the adjoining street
- Environmental reports are completed and available for review
- Both lots are Brownfield sites, remediation, and grant money information is available from seller
- Website: CEGspaces.com/bush-lots



THE LOCATION

Prime area for commercial investment with its high-accessibility area just north of downtown Saint Paul and near I-94 and I-35E.

- Located within an Opportunity Zone, promising potential tax benefits for commercial development, such as warehousing, cannabis retail, or auto repair
- Payne-Phalen is the largest of Saint Paul's Planning Districts (District 5) with a third of the population under 18 (2020 Census)
- It is prized for its history, vibrant diversity, and welcoming, relaxed, and friendly character



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