

3 BUILDINGS | 5 UNITS

4D PROGRAM

**671 N Bedford St
(Duplex)**

**530 Beaumont St E
(SFH)**

**673 N Bedford St
(Duplex)**

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FOR SALE

671 & 673 N BEDFORD ST
530 BEAUMONT ST E
SAINT PAUL, MN 55130

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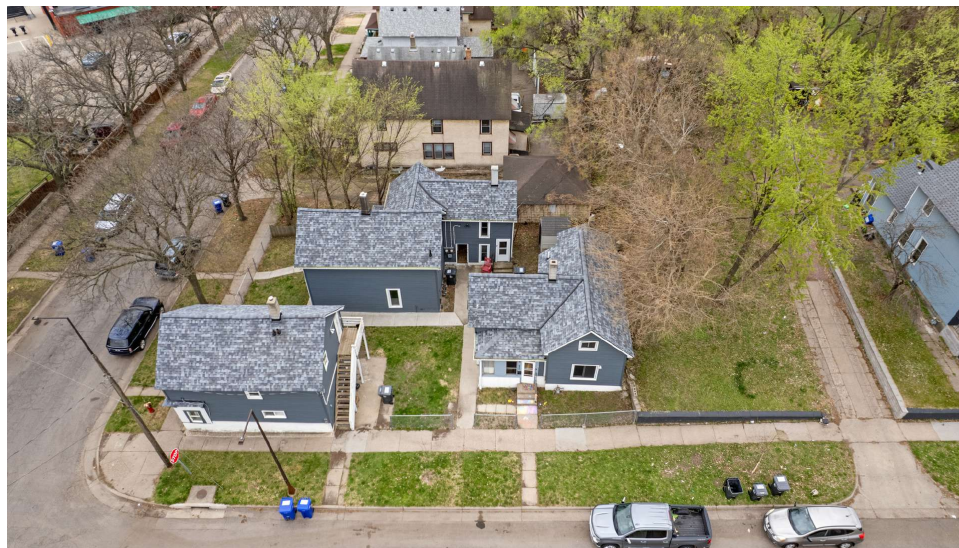


PROPERTY INFO

EXECUTIVE SUMMARY

671 & 673 N BEDFORD ST AND 530 BEAUMONT ST E
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OFFERING SUMMARY

Sale Price:	\$489,999
Units:	5
Total Building SF:	2,352 SF
Lot Size:	4,761 SF
Year Built:	1874
Zoning:	H2 Residential
2026 Assessed Value:	\$446,500
2026 Taxes:	\$2,374

PROPERTY OVERVIEW

- **Price Reduced to \$489,999**
- **5 units** across 3 buildings
- All 3 buildings situated on **one PID #**
- **671 & 673 N Bedford St:** Duplexes
- **530 Beaumont St E:** Single Family Home Rental
- **Fully leased** with strong rental history
- All units locked into **St. Paul's 4D Program through 3/18/2029**: significant property tax savings secured for years to come. See page 13 for more information
- H2 Residential zoning
- **Numerous recent updates** throughout all buildings such as new roofing & siding on all buildings in 2021: see pages 15-17 for all recent improvements
- **Contact listing brokers Mark Hulsey and Nolan Pratumwon** for rent roll, expenses, and to schedule a tour (48 hours' notice required)

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PHOTO GALLERY

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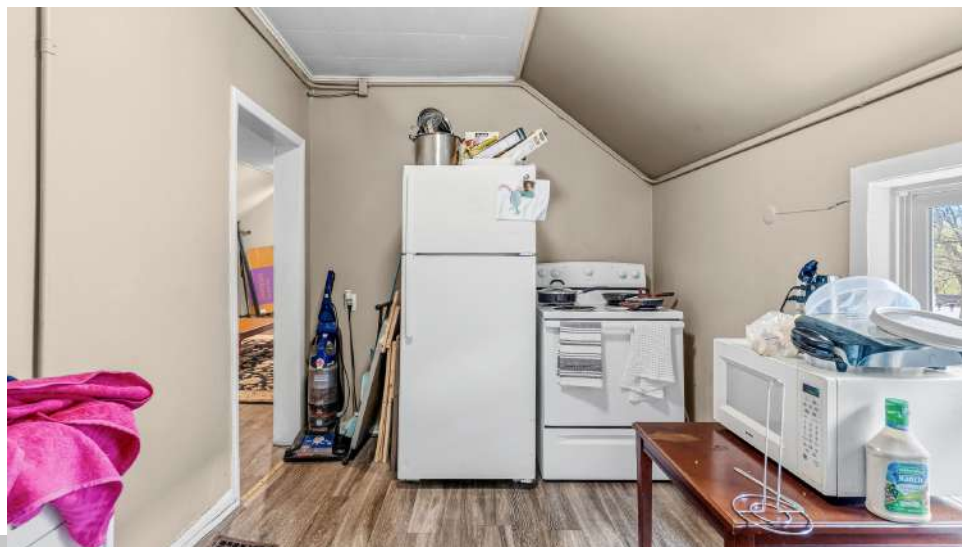
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PHOTO GALLERY

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ST. PAUL 4D PROGRAM

ST. PAUL 4D PROGRAM

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ST. PAUL 4D PROGRAM OVERVIEW

- The 4D Program is part of the city of St. Paul's effort to providing affordable housing during a time when renters can struggle to make ends meet
- The program works by giving Landlords lower property taxes in exchange for keeping rents affordable
- The 4D program works in 10 year periods and can be renewed at the end of each 10 year period
- **All units in the subject property are enrolled in the 4D program until 3/18/2029**

ST. PAUL 4D PROGRAM RESOURCES

- **Overview:** <https://www.stpaul.gov/departments/planning-and-economic-development/housing/housing-trust-fund/4d>
- **FAQs:** <https://www.stpaul.gov/departments/planning-and-economic-development/housing/housing-trust-fund/4d/faqs>
- **Selling a 4D Property:** <https://www.stpaul.gov/departments/planning-and-economic-development/housing/housing-trust-fund/4d/selling-4d-property>
- **4D Program Guidelines:** https://www.stpaul.gov/sites/default/files/2024-10/4d_ProgramGuidelines_2024_102724.pdf

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BUILDINGS OVERVIEW

671 N BEDFORD ST

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671 N BEDFORD ST, ST. PAUL, MN

- Fully leased duplex
- **Both Units: 2 Bedrooms, 1 Bathroom**
- New siding and roofing in 2021
- New water heater in both units in 2022
- New furnace in in Unit #2 in 2022
- Bathroom in Unit #1 was fully replaced in 2021
- New kitchen cabinets in both units in 2022
- New refrigerator and stove in unit #1 in 2022
- Landlord pays the water bill
- Tenants pay for electricity & gas
- 671-1 (1st Floor Unit): water heater & furnace run on gas
- 671-2 (2nd Floor Unit): water heater runs on gas; everything else is electric, electric heat provided by baseboard heaters
- **Contact listing brokers for rent roll + expenses**

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673 N BEDFORD ST

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673 N BEDFORD ST, ST. PAUL, MN

- Fully leased duplex
- **Both Units: 1 Bedroom, 1 Bathroom**
- New siding and roofing in 2021
- New water heater in both units in 2025
- New furnace in Unit #1 in 2025
- New washing machine and refrigerator in Unit #1 in 2025
- New stove in Unit #1 in 2023
- New kitchen cabinets in 2020 (Unit #2) & 2022 (Unit #1)
- Landlord pays the water bill
- Tenants pay for electricity & gas
- 671-3 (1st Floor Unit): water heater is electric & furnace run on gas
- 671-3 (2nd Floor Unit): water heater & heat is electric, electric heat provided by baseboard heaters
- **Contact listing brokers for rent roll + expenses**



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530 BEAUMONT ST E

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530 BEAUMONT ST E, ST. PAUL, MN

- Leased Single Family Home Rental
- **3 Bedrooms, 1 Bathroom**
- All utilities are separately metered and paid for by the tenant: water, gas, and electric
- Furnace, water heater, and dryer run off gas. Everything else is electric
- New siding, roofing, furnace, and water heater in 2021
- New refrigerator in 2022
- New washing machine, dryer, and refaced kitchen cabinets in 2025
- **Contact listing brokers for rent roll + expenses**

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ZONING INFORMATION

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H2 RESIDENTIAL ZONING INFORMATION

The H2 Residential District in St. Paul is intended to support medium- to high-density housing, allowing for apartments, condominiums, and other multi-family residential uses. It promotes efficient land use in areas with access to transit, employment, and commercial corridors, encouraging a more urban, walkable living environment.

Development standards regulate building height, density, and site design to ensure compatibility with surrounding neighborhoods. The district supports housing diversity and aligns with the City's goals of accommodating growth while maintaining cohesive residential character.

For more information, please visit: <https://www.stpaul.gov/departments/safety-inspections/building-and-construction/zoning-permits-land-uses>

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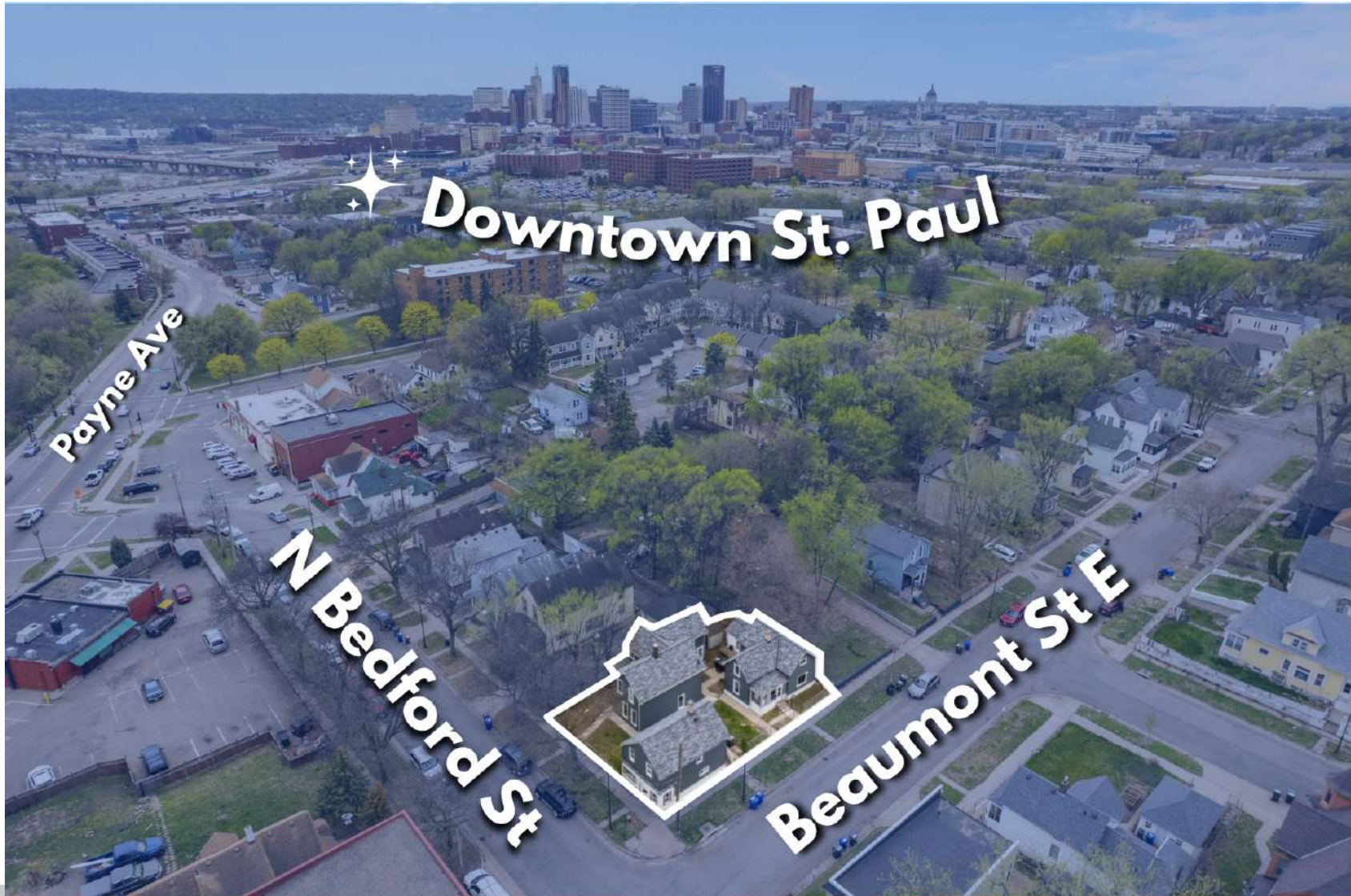
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LOCATION INFORMATION

LOCATION INFORMATION

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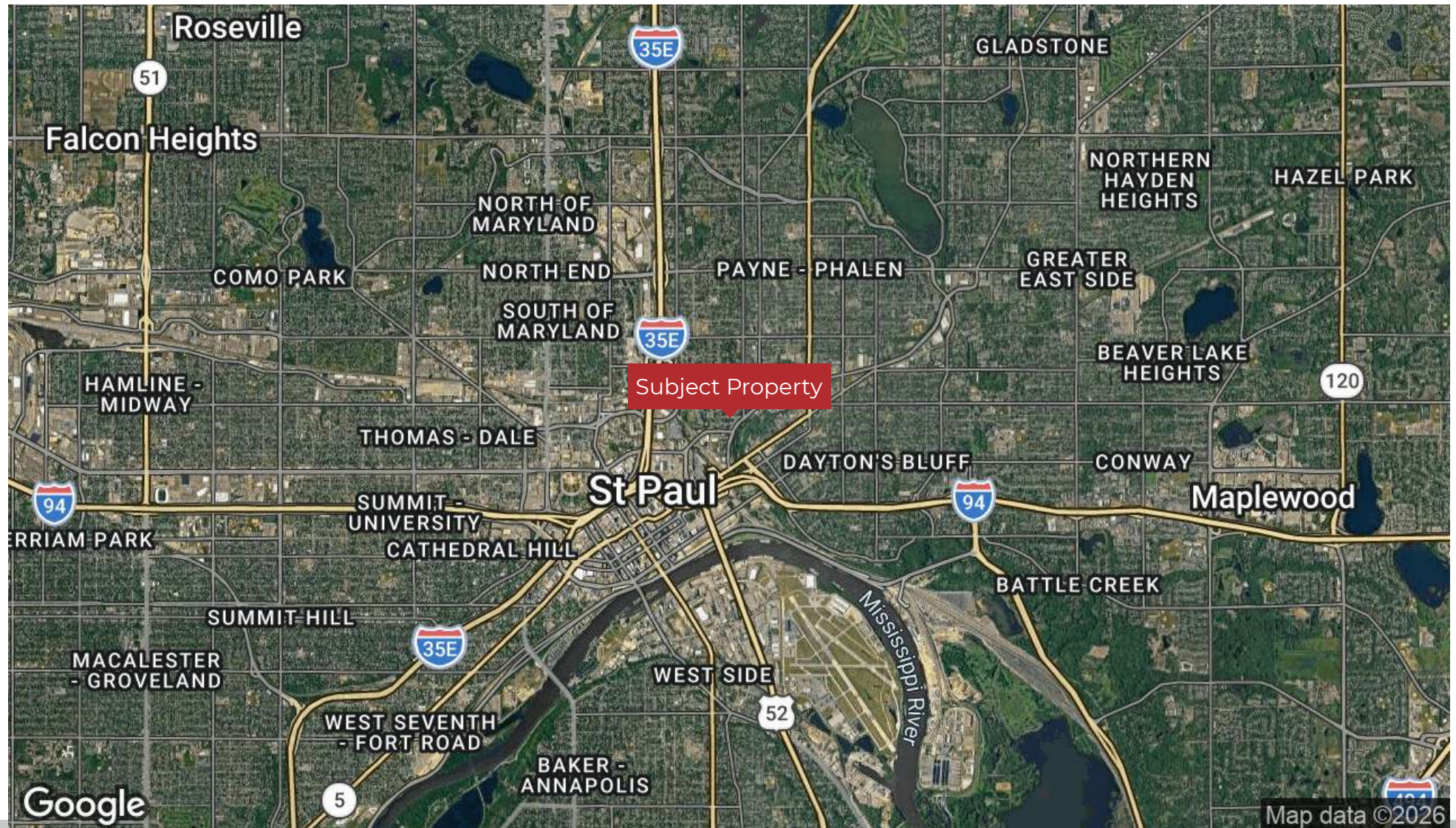
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REGIONAL MAP

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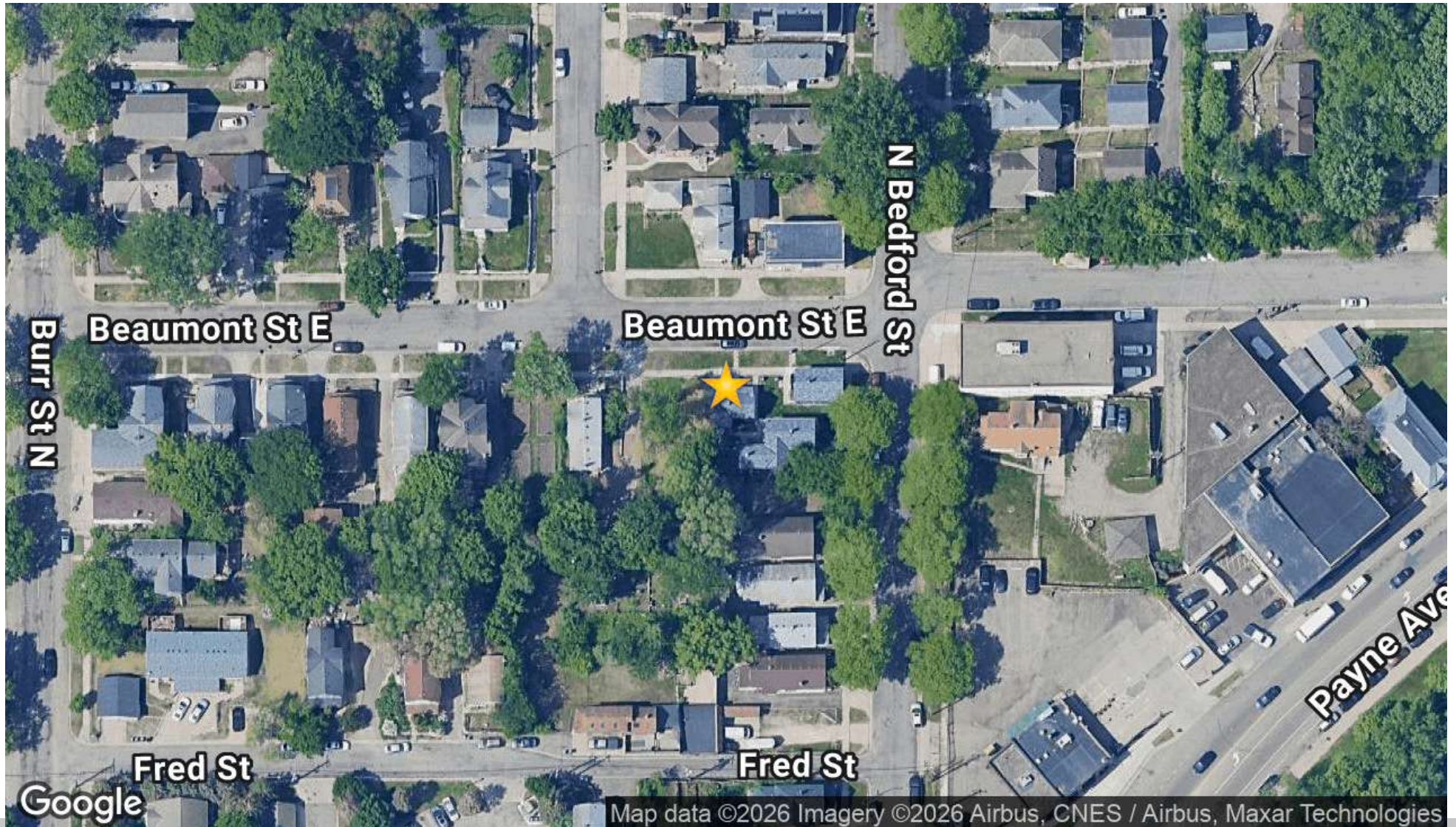
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LOCATION MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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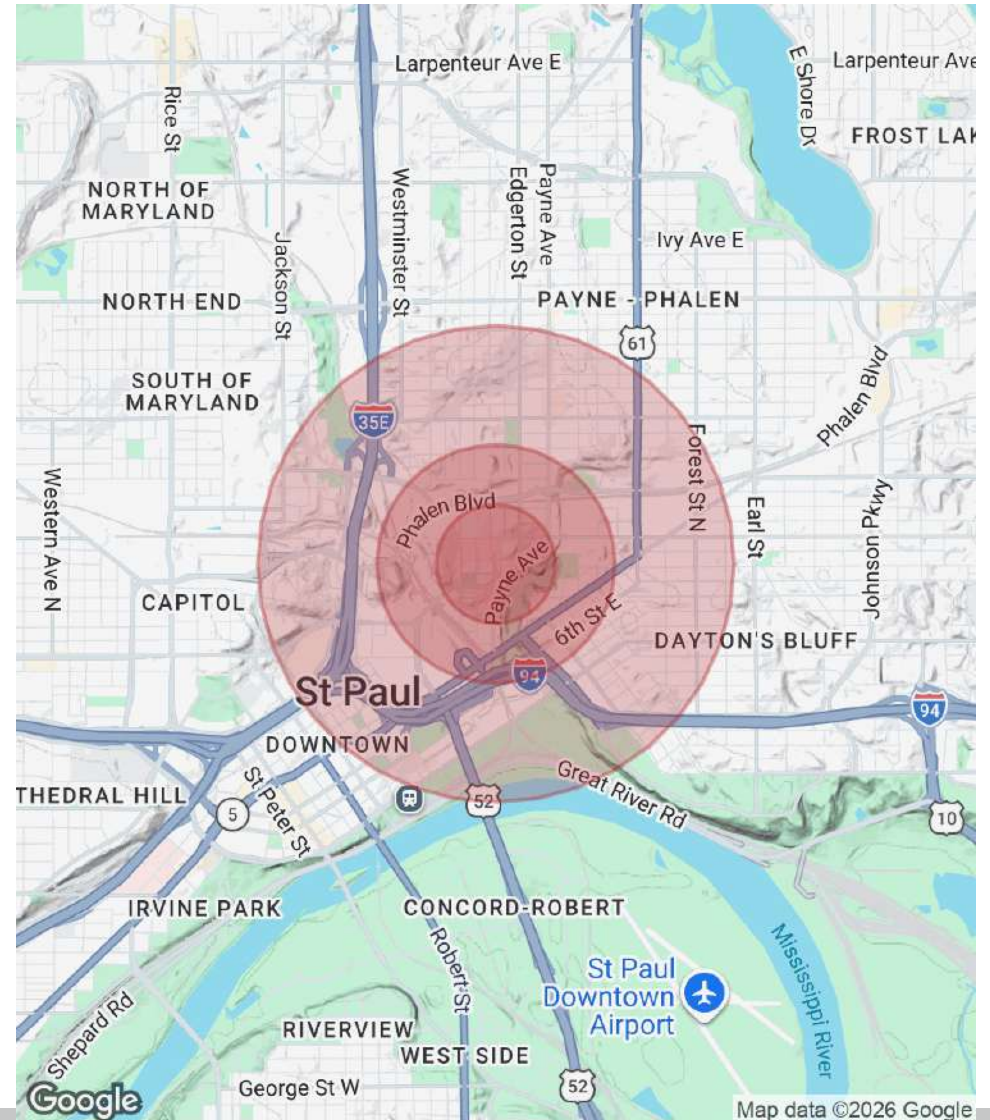
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,017	4,219	22,896
Average Age	32.6	33.9	31.5
Average Age (Male)	32.6	33.6	31.7
Average Age (Female)	33.4	35.7	32.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	319	1,412	8,521
# of Persons per HH	3.2	3.0	2.7
Average HH Income	\$69,840	\$69,894	\$86,405
Average House Value	\$252,294	\$273,952	\$287,465

2023 American Community Survey (ACS)



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MEET THE TEAM

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