



**FOR SALE**

**THE CROCUS  
664 GRAND AVE  
ST PAUL, MN 55105**

**Results**  
COMMERCIAL  
**RE/MAX RESULTS**

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## THE CROCUS

664 GRAND AVE, ST PAUL, MN 55105

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# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

## THE CROCUS

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## OFFERING SUMMARY

Sale Price:	\$3,650,000
Price/SF:	~\$194/SF
Building SF:	18,851 SF
Lot Size:	0.49 AC (21,450 SF)
Units:	10
Zoning:	B2
Year Built:	1928
2026 Taxes:	\$91,560
Property Video Link:	<a href="https://youtu.be/EXB9SJnWgww">https://youtu.be/EXB9SJnWgww</a>

## PROPERTY OVERVIEW

- Results Commercial is pleased to exclusively present this **10-Unit Mixed-Use Asset** located along highly desirable Grand Ave in St. Paul **with Parking!**
- **Diversified & Stable Income Stream** with a balanced mix of retail, office, and residential tenants, reducing overall investment risk
- Retail Component Anchored by **Mick's Bottle Shop** and a new fully built-out **Restaurant/Bar space (Russell's)**
- **5 Apartments Upstairs** including (1) Studio, (3) 1 bedrooms, (1) 2 bedroom
- **3 Fully Leased Offices** on the 2nd Level with strong rental history
- **43 Car Parking lot** included in Sale. 20 Car Parking & Trash Easement with Frattallone's (they pay 40% of maintenance, repairs, snow). **23 Dedicated spaces to 664 Grand.**
- **Recent Capital Improvements** highlighted by a **high-quality complete Restaurant & Bar buildout** completed approximately one year ago
- Beautiful Turn-Key Restaurant/Bar Opportunity with significant upfront capital already invested. **Ready for immediate operation (no-lease back)**
- **Stabilized Cash Flow** with all units leased except for the available restaurant/bar space
- **Value-Add Opportunity** with vacant restaurant/bar space ideal for owner operator or lease -up
- Reason for Sale: Building & Restaurant Owner **Retiring**
- **Ideal For Investors** seeking stable in-place income with upside or restaurant/bar operators seeking true turn-key potential
- 11,719 SF Above-Grade with **18,851 SF** Total Building Area including basement
- **Strong Grand Avenue Location** with consistent foot traffic, established retailers, and affluent surrounding demographics
- Contact Listing Brokers, **Hayden Hulsey, CCIM & Mark Hulsey** for more information and financials

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## TENANCY OVERVIEW

# RUSSELL'S RESTAURANT & BAR

## THE CROCUS

664 GRAND AVE, ST PAUL, MN 55105

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## RUSSELL'S RESTAURANT & BAR

- Ready for a new Operator (No-Lease Back)
- Brand New High-Quality Full Buildout 1 year ago
- Beautiful Established Turn-Key Restaurant & Bar
- Exceptionally designed with a functional layout
- Perfect opportunity for Owner Operator or Investor to bring in a restaurateur
- Russell's occupies 3,900 square feet on the 1st floor + a large portion of the basement for coolers & freezers
- Contact Listing Brokers for rent roll and more information



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# MICK'S BOTTLE SHOP

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## MICK'S BOTTLE SHOP

- Mick's Bottle Shop occupies 2,795 SF on the main level + a portion of the basement for additional storage
- Long-Term Stable Tenancy
- Staple neighborhood liquor store with hands on tenants/operators
- Contact Listing Brokers for rent roll and more information

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# APARTMENTS

## THE CROCUS

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### APARTMENTS

- Five (5) Second Level Apartments
- Beautiful hardwood floors throughout with lots of natural light
- Tenants are responsible for their own separately metered electric & tv/internet
- Electric baseboard heat
- Contact Listing Brokers for rent roll and more information



UNIT MIX	BEDS	BATHS
APARTMENT A	1	1
APARTMENT B	1	1
APARTMENT C	1	1
APARTMENT D	2	1
APARTMENT E	1	1



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# OFFICES

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## OFFICES

- 3 office spaces on the 2nd Level - Fully Leased
- Suite 201, 750 SF
- Suite 202, 600 SF
- Suite 203, 607 SF
- Landlord pays water, trash, heating, cooling, and electricity for office leases
- Contact Listing Brokers for rent roll and more information



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# OTHER INCOME

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## OTHER BUILDING INCOME

- Laundry: \$125 per month on average
- Billboard Lease: Clear Channel Billboard lease - see rent roll for details
- Frattallone's 20 Car Parking + Trash Permanent Easement. They pay 40% of parking lot repairs, maintenance, snow (\$3,183 in 2025). Parking hours: 30 mins before they open and 30 mins after close. Location of spaces in lot is determined by 664 Grand Owner.
- Contact Listing Brokers for rent roll and more information



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# PARKING

## THE CROCUS

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**43 Total Parking Spaces**

**Fratallones Parking Easement: 20 Spaces**

(Fratallones Pays 40% of Parking Lot, Maintenance & Snow  
Hours: 30 minutes before open & 30 Minutes after close.)

664 Grand controls location of the 20 spaces

**664 Grand Ave: 23 Spaces**

Fratallone's **ACE** Hardware

← Alley

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# BUILDING SQUARE FOOTAGES

**THE CROCUS**  
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## BUILDING AREA

Gross Building Area		Rentable Area	
Type	SF	Type	SF
Basement	6,143	Ground Level	6,695
Ground Level	6,695	Upper Level	5,024
Upper Level	5,024	TOTAL	11,719
TOTAL	18,851		

## USAGE

Space	SF	Total
Apartment	3,067	26.17%
Office	1,957	16.70%
Retail	6,695	57.13%
Total Net Rentable Area	11,719	100.00%

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## PHOTO GALLERY

# PHOTO GALLERY - EXTERIORS

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# PHOTO GALLERY - EXTERIORS

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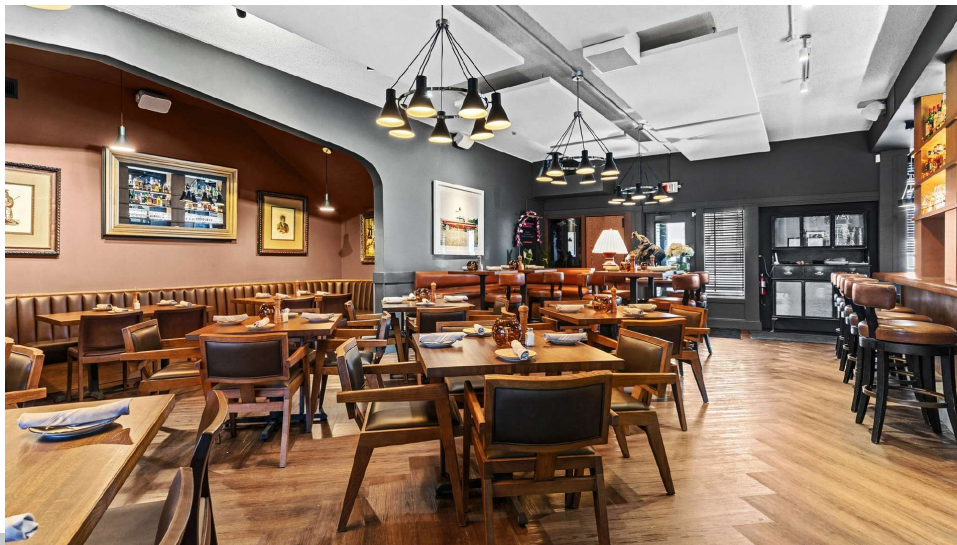
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# PHOTO GALLERY - RUSSELL'S RESTAURANT & BAR

## THE CROCUS

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# PHOTO GALLERY - RUSSELL'S RESTAURANT & BAR

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# PHOTO GALLERY - RUSSELL'S RESTAURANT & BAR

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# PHOTO GALLERY - RUSSELL'S RESTAURANT & BAR

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# PHOTO GALLERY - RUSSELL'S RESTAURANT & BAR (KITCHEN)

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# PHOTO GALLERY - MICK'S BOTTLE SHOP

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# PHOTO GALLERY - MICK'S BOTTLE SHOP

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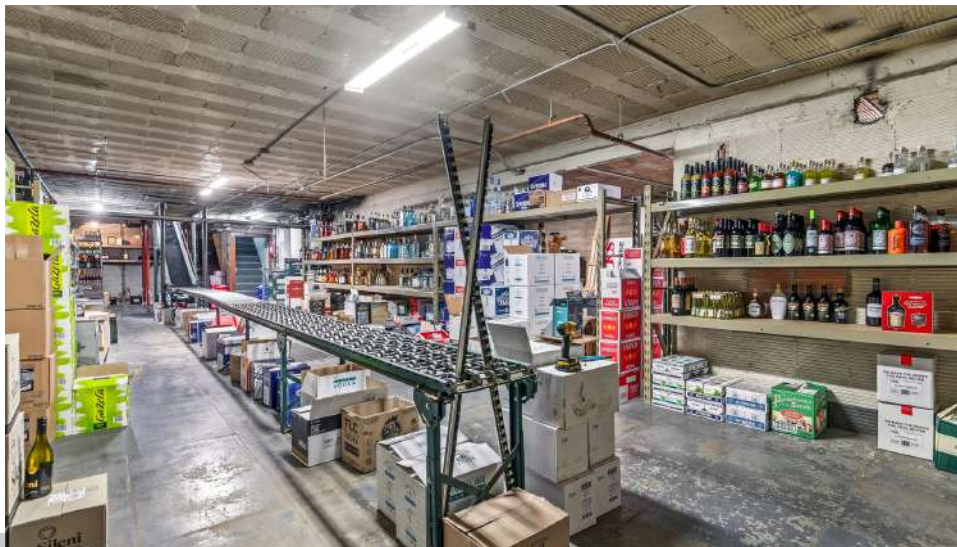
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# PHOTO GALLERY - MICK'S BOTTLE SHOP (BASEMENT)

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# PHOTO GALLERY - APARTMENT

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# PHOTO GALLERY - APARTMENT

## THE CROCUS

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# PHOTO GALLERY - 2ND FLOOR COMMON AREA

## THE CROCUS

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RUSSELL'S

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PRESS RELEASE



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## FOR IMMEDIATE RELEASE

### Todd Russell Announces Retirement After 40 Years in Commercial Real Estate; Landmark Grand Avenue Property Listed for Sale

**ST. PAUL, MN — March 24, 2026** — After four decades of shaping the commercial real estate landscape throughout the United States, Todd Russell has announced his retirement and the listing of his final remaining property: 658 Grand Avenue in St. Paul, Minnesota. The sale marks the culmination of a distinguished career and the passing of the torch to a new generation of Grand Avenue business leaders.

The property at 658 Grand Avenue encompasses a diverse portfolio of established businesses and spaces including Russell's, a favorite St. Paul restaurant; Mick's Liquor Store; private office suites; and residential apartments. Together, these tenants represent a cornerstone of the vibrant Grand Avenue commercial corridor.

"It has been an honor and a privilege to be a part of the Grand Avenue community since childhood," said Russell. "This decision was not made lightly, but the time has come to pass the torch to the next generation of leaders who will continue to grow and strengthen this incredible neighborhood we call home."

For more information regarding the sale of 658 Grand Avenue, please contact:

**Hayden Hulsey, CCIM & Mark Hulsey**

**RE/MAX Results Commercial**

**651-256-7404**

**hayden@resultscommercial.com & mark@resultscommercial.com**

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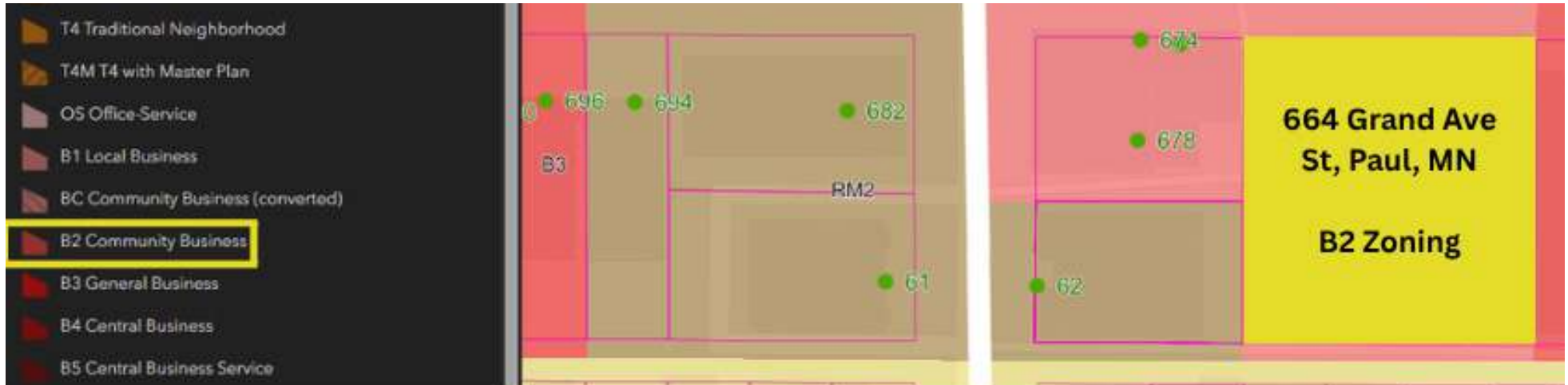
# ZONING INFORMATION

# ZONING INFORMATION

## THE CROCUS

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## B2 - COMMUNITY BUSINESS

664 Grand Ave is zoned B2 – Community Business District under the City of Saint Paul Zoning Code. B2 zoning allows a broad range of commercial and mixed-use uses serving surrounding neighborhoods and the community.

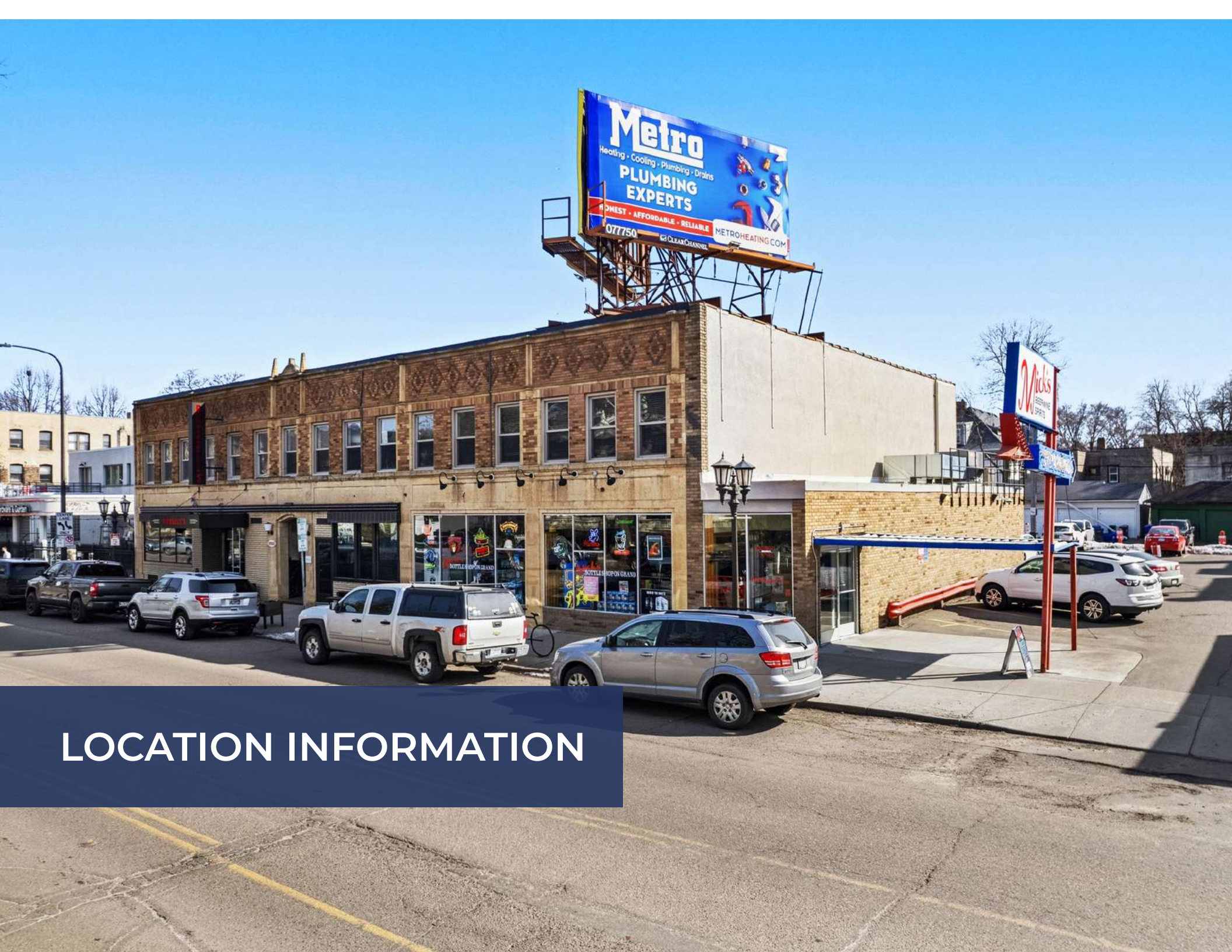
Permitted uses include retail, restaurants, personal and professional services, offices, medical and dental clinics, and other neighborhood oriented commercial uses, with residential units permitted above ground-floor commercial. The district supports pedestrian-oriented development and provides flexibility for owner-users or investors, subject to applicable development standards and City approvals.

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

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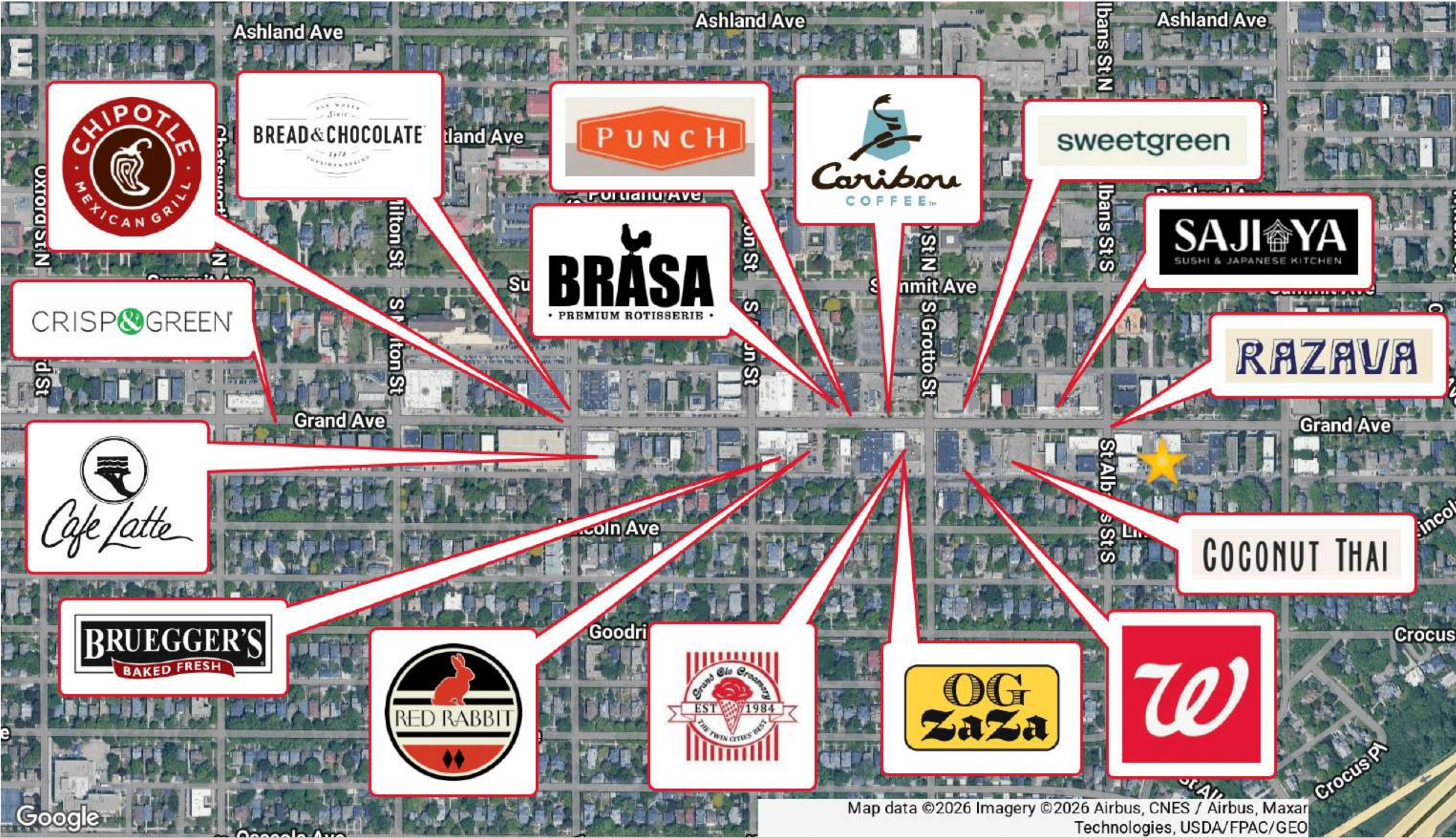
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## LOCATION INFORMATION

# RETAILER MAP

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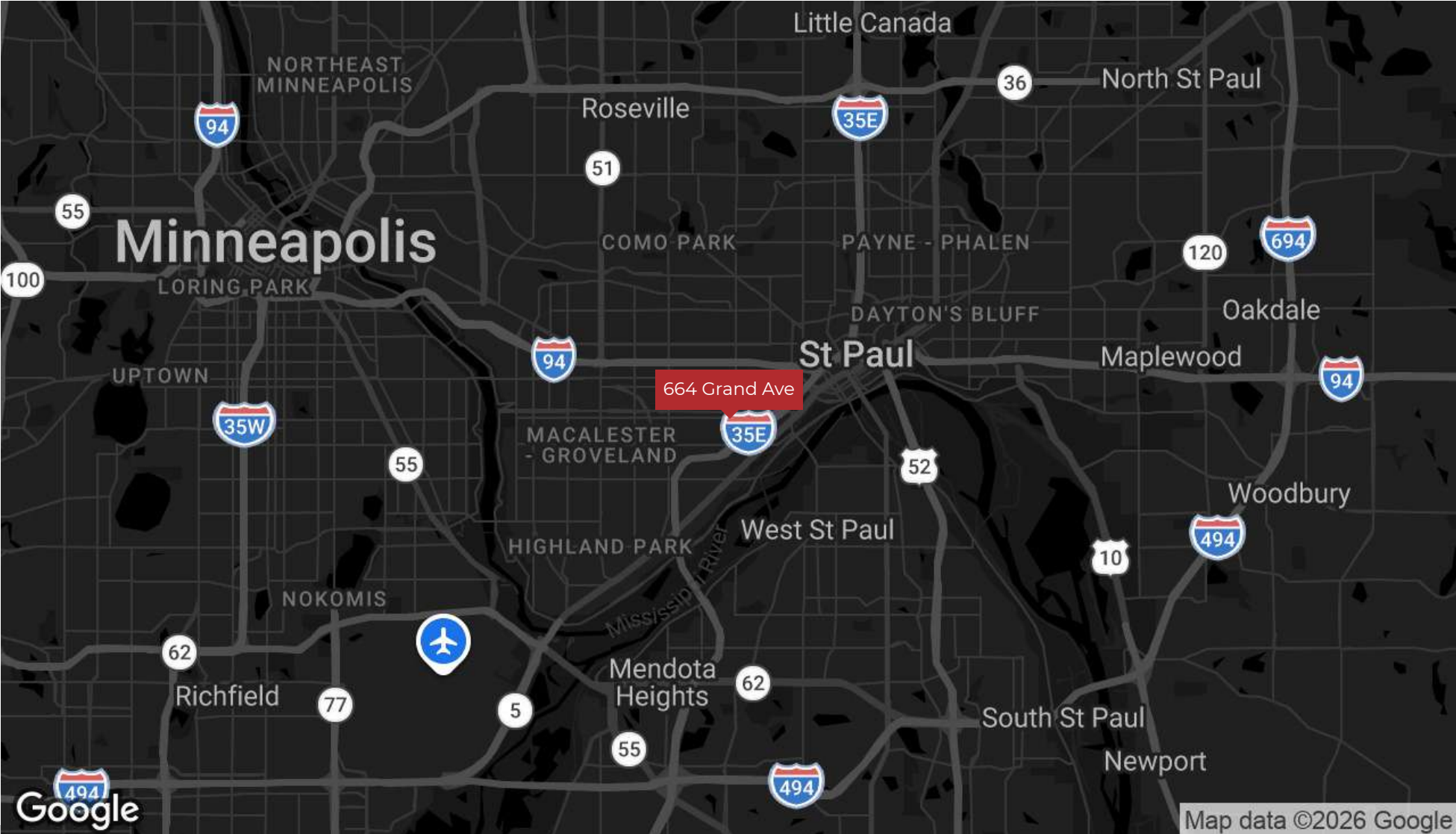
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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# REGIONAL MAP

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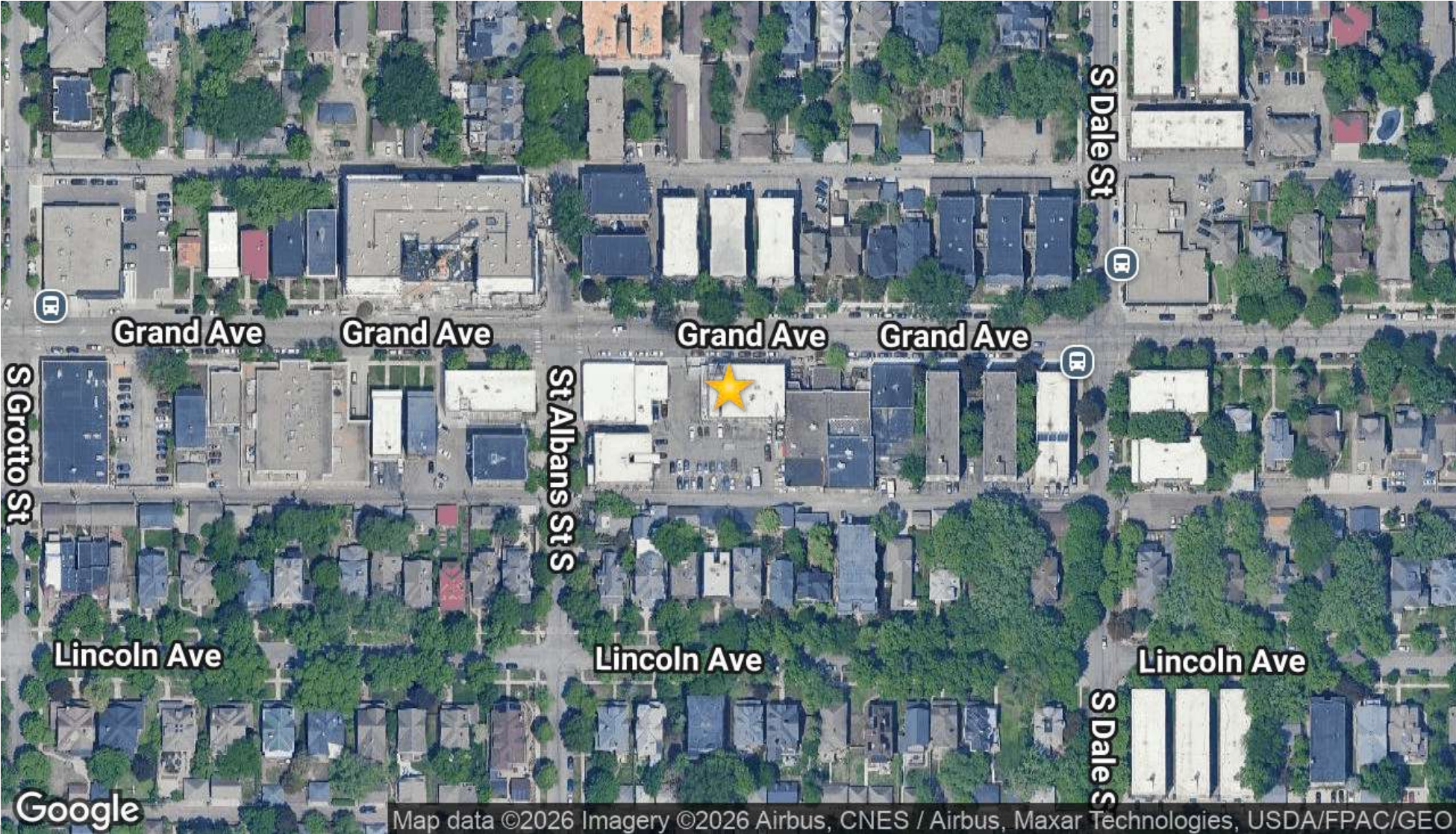


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**DEMOGRAPHICS**

# ABOUT GRAND AVE

## THE CROCUS

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## ABOUT GRAND AVE, ST. PAUL

Grand Avenue is one of the most recognizable and sought-after commercial corridors in St. Paul, known for its unique blend of historic charm and vibrant, walkable retail activity. Stretching through some of the city's most established neighborhoods, Grand Avenue offers a dynamic mix of national retailers, local boutiques, restaurants, cafés, and service-oriented businesses that cater to a strong and consistent customer base. The corridor benefits from excellent visibility, steady foot traffic, and a reputation as a destination for both residents and visitors.

Anchored by prominent institutions such as Macalester College and located near University of St. Thomas, Grand Avenue draws from a highly educated and affluent demographic. The surrounding neighborhoods feature some of the highest household incomes in the Twin Cities, supporting a stable retail environment with strong demand for dining, shopping, and professional services. With its historic architecture, tree-lined streets, and consistent investment appeal, Grand Avenue continues to stand out as a premier location for both tenants and investors in the St. Paul market.

**To learn more, please visit:** <https://www.grandave.com/>

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# ABOUT THE CITY OF ST. PAUL

## THE CROCUS

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## ABOUT THE CITY OF ST. PAUL

St. Paul stands as one of the most stable, affluent, and investment-worthy markets in the Twin Cities, offering a rare combination of historic character, economic resilience, and consistent demand drivers. Anchored along the Mississippi River, St. Paul benefits from a diversified economy led by government, healthcare, education, and corporate employers, creating a reliable foundation for long-term real estate performance. The city's established neighborhoods, high homeownership rates, and strong household incomes. Particularly throughout the Summit Hill, Mac-Groveland, and Highland Park areas. These support durable retail and office demand with limited volatility.

What truly differentiates St. Paul is its ability to combine lifestyle appeal with economic strength. Walkable corridors like Grand Avenue and West 7th serve as destination retail and dining hubs, drawing consistent foot traffic from both residents and visitors. The presence of institutions such as University of St. Thomas and Macalester College provides a built-in base of educated consumers and workforce talent, while cultural anchors like the Ordway Center for the Performing Arts reinforce the city's reputation as a year-round destination. With strong fundamentals, limited supply in key corridors, and a proven track record of investment performance, St. Paul continues to stand out as a premier location for both tenants and investors seeking long-term value and stability.

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# TRAFFIC COUNTS

## THE CROCUS

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# DEMOGRAPHICS MAP & REPORT

## THE CROCUS

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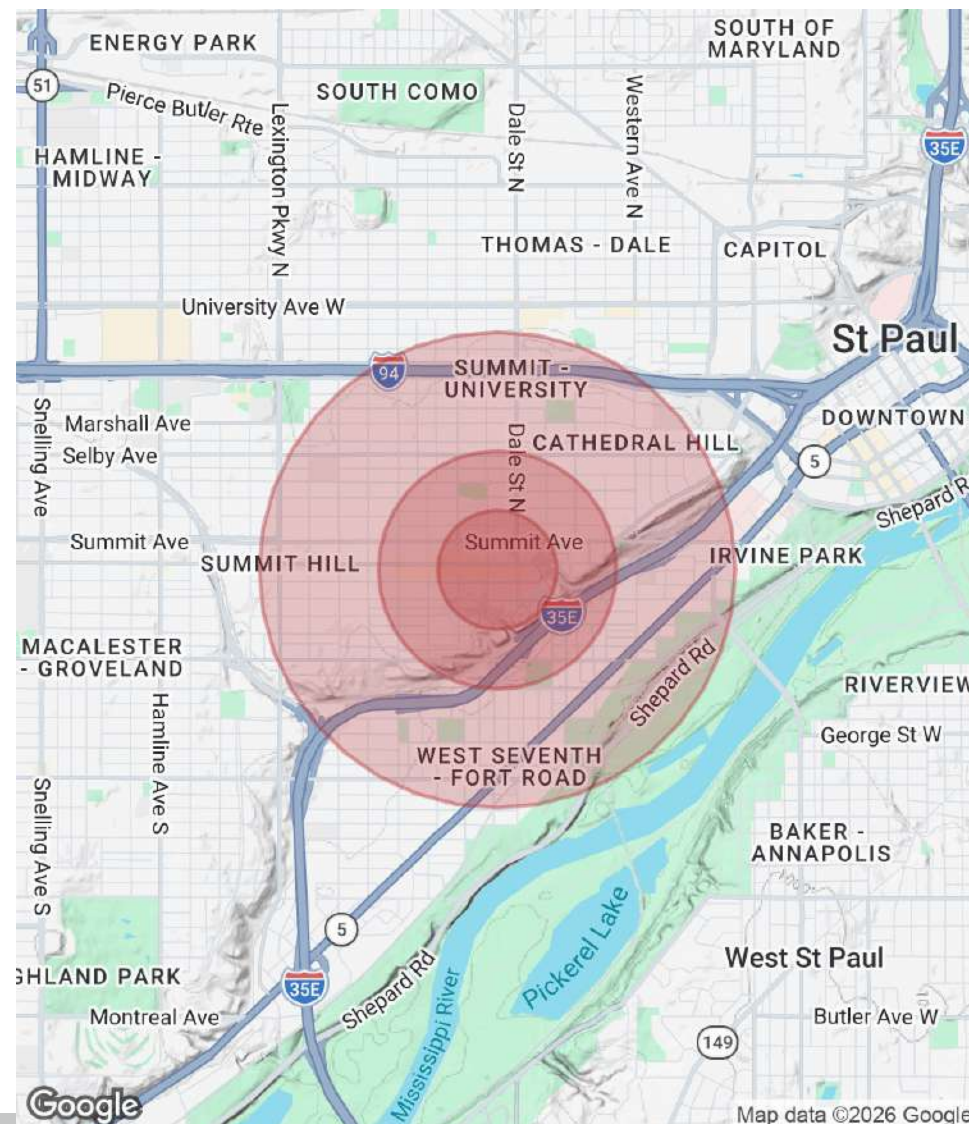
### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,878	6,442	23,925
Average Age	39.6	39.3	37.2
Average Age (Male)	40.4	39.4	36.9
Average Age (Female)	39.4	39.4	38.1

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,012	3,234	11,482
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$175,741	\$167,101	\$130,649
Average House Value	\$559,495	\$523,539	\$424,609

2023 American Community Survey (ACS)



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# MEET THE TEAM

## THE CROCUS

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