



REALTY GROUP

LISTING BROKER:
NICK ELLISTON
NO. 40964347



PROPERTY PORTFOLIO

THREE AVAILABLE PROPERTIES

- 📍 1637 SELBY AVE
- 📍 1639 SELBY AVE
- 📍 1645 SELBY AVE

SAINT PAUL, MN 55104



dylan@alliedrg.com



214.282.6172



MARKET DEMOGRAPHICS



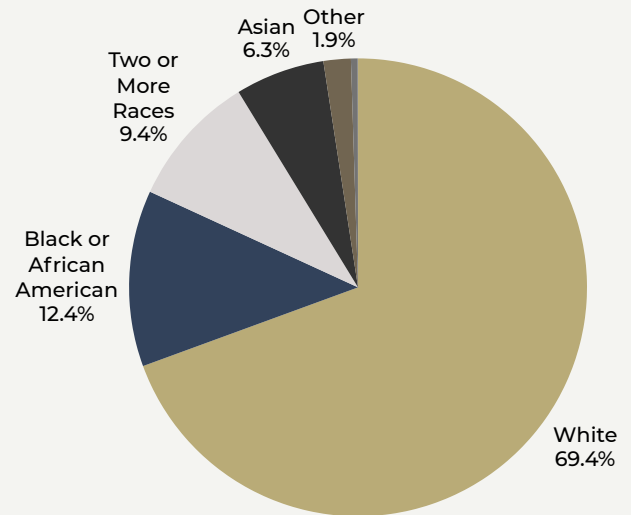
MARKET OVERVIEW

Located along Selby Ave in Saint Paul's Macalester-Groveland area, the properties sit within an established infill corridor near Macalester College, the University of St. Thomas, Hamline University, and surrounding residential neighborhoods.

The area benefits from strong household incomes, walkable neighborhood amenities, and proximity to a consistent student, family, and professional population.



RACE/ETHNICITY



DATA BY DISTANCE

Indicator	1 mile	2 miles	3 miles
Total Population	23,600	83,100	167,900
Households	10,200	35,300	74,800
Households w/ Children	19.5%	22.4%	21.1%



NEARBY COMMUNITIES

Region	Population	Household Income	Households w/ Children
Highland	19,800	\$102,000	23.3%
Macalester-Groveland	18,600	\$108,000	23.0%
Merriam Park	18,600	\$86,000	20.0%
Summit Hill	18,100	\$71,300	19.9%
St. Anthony	10,800	\$78,800	16.6%

ZONING & DEVELOPMENT



T2 ZONING

The properties are zoned T2 - Traditional Neighborhood, intended to support compact, pedestrian-oriented commercial and residential development near transit and neighborhood nodes.

Mixed-use retail + residential is allowed, and the district encourages a variety of uses and housing types with attention to parking and transitions to adjacent neighborhoods.



PERMITTED USES

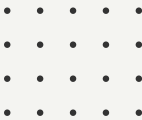
- Mixed Residential + Commercial
- Multifamily Residential
- Medical / Dental Clinic
- Live-Work Units
- Professional / Administrative Office
- Service Businesses
- Coffee Shop / Restaurant
- General Retail
- Bank / Credit Union



DEVELOPMENT STANDARDS

Standard	Summary
Density	For multifamily and mixed-use, density is determined by floor area ratio (FAR).
FAR Guidance	Approx. 0.3-2.0 FAR with surface parking; approx. 0.3-3.0 FAR with structured parking.
Height	Generally up to 35 ft; where abutting lower-scale residential, 25 ft at lot line with step-back for addtl. height.
Important Note	Buyer / developer to verify all zoning, setbacks, parking, and design requirements with the City of Saint Paul.

RENT ROLL



TOTAL MONTHLY RENT	\$6,870
TOTAL UNITS	3
TOTAL SQUARE FOOTAGE	14,270

No.	Tenant	Lease Start	Lease End	Mo. Rent	Lease Term
#1	M.J.	01-Jul-2025	30-Jun-2027	\$1,870.00	24 months
#2	C.T.	01-Jul-2026	30-Jun-2027	\$2,400.00	12 months
#3	T.M., B.R., D.S., Z.H.	01-Jun-2026	31-May-2027	\$2,600.00	12 months



MAP KEY

-  Selby Properties
-  Restaurant
-  Coffee Shop
-  Bar
-  University / School
-  Golf Course
-  Park
-  Retail / Mall

