

FOR SALE

1740 Livingston Ave W | West St. Paul 55118

6,720 SF OFFICE BLDG



Ericka Miller, CCIM

Vice President

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Jaime Dritz

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FORTE

REAL ESTATE PARTNERS

PROPERTY FEATURES

1740 Livingston Ave W | West St. Paul, MN 55118

This 6,720 SF single-tenant office building sits on a 1.09-acre site in a well-established retail and residential corridor in West St. Paul, one block east of Robert Street. The property offers a flexible layout with private offices along the glass line, multiple conference rooms, and large community gathering spaces.

With exclusive parking stalls, B4 zoning and ADA-compliant access, the building is well suited for non-profit organizations, childcare providers, schools, service providers, or general office users seeking a convenient local presence.

- 28 Exclusive surface parking stalls
- Light commercial kitchen updated in 2024
- Large community room, conference rooms, computer lab, outdoor patio, and support spaces for staff and program operations
- New HVAC system: January, 2025
- Parking lot resurfaced: May, 2024
- Building available September 1, 2026
- Loading at back of building

Building Information

| | |
|---------------------|----------------------|
| Building Size | 6,720 SF |
| Site Size | 1.09 (3,920 SF) |
| Year Built | 1974 |
| Occupancy Type | Single-tenant |
| Zoning | B4- Shopping Center |
| Sale Price: | \$1,300,000 |
| 2025 Taxable Amount | Currently tax exempt |



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PHOTOS

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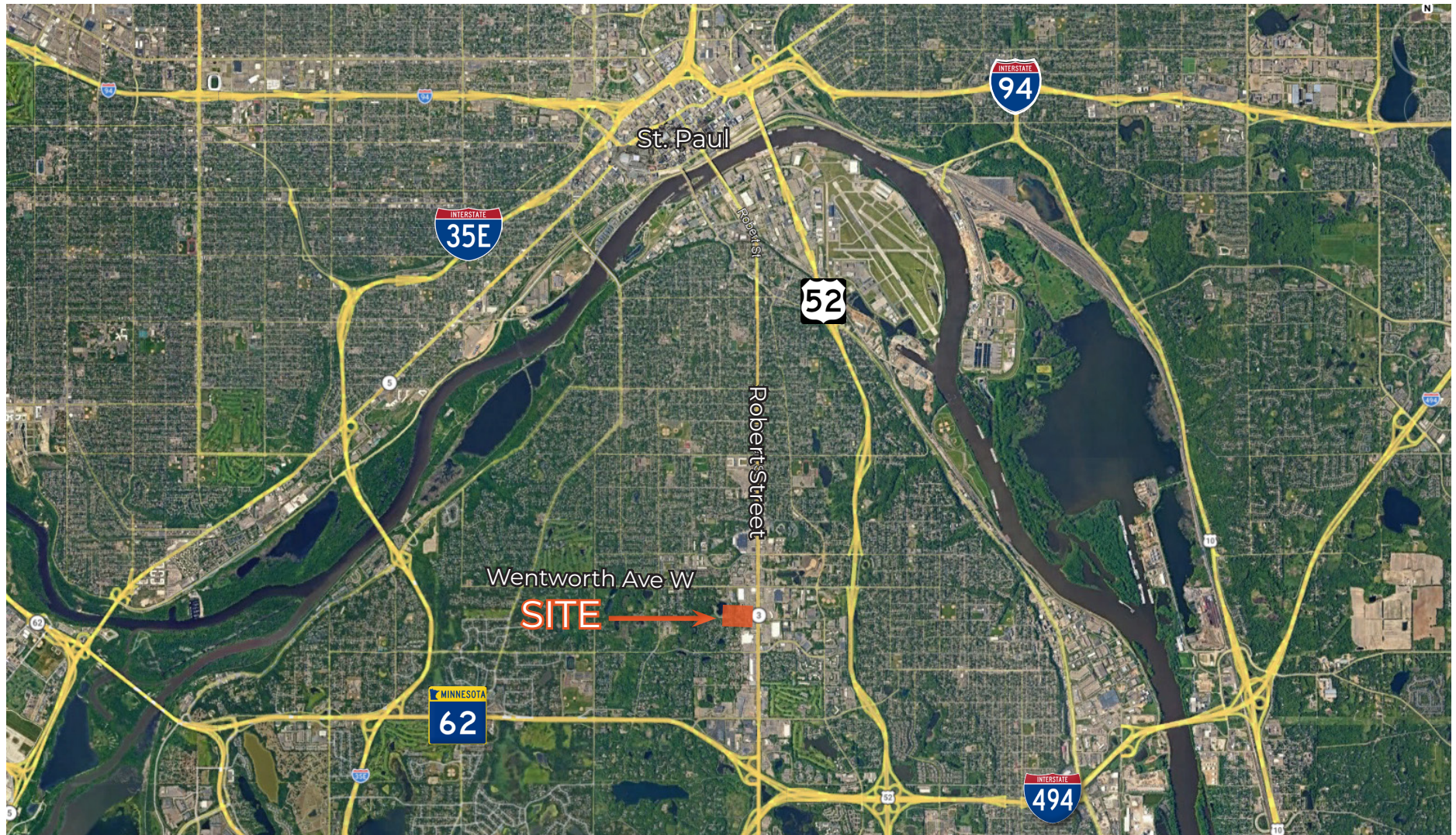
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AERIAL VIEW

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DEMOGRAPHICS

1740 Livingston Ave W | West St. Paul, MN 55118



8,744

Total Businesses



179,069

Total Employees

KEY FACTS

224,401

Population

38.2

Median Age

2.3

Average Household Size

\$81,056

Median Household Income

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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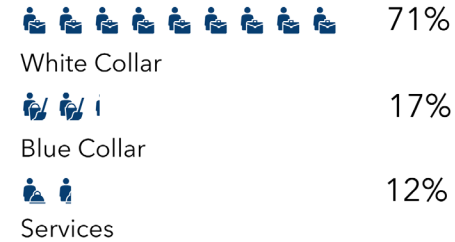
AGE PYRAMID



The largest group: 2025 Males Age 30-34
The smallest group: 2025 Males Age 85+

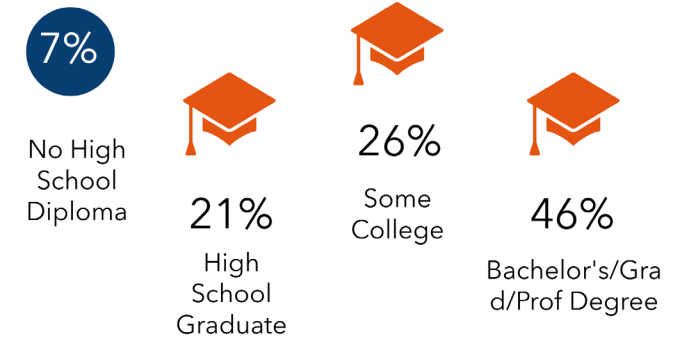
EMPLOYMENT & EDUCATION

EMPLOYMENT



4.2%
Unemployment Rate

EDUCATION



Data reported within 5 mile radius

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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