COMMERCIAL SPACE FOR LEASE

1,400 SQFT | **1053 GRAND AVENUE, ST. PAUL 55105**



AR Realty Group Inc

PROPERTY OVERVIEW

1053 GRAND AVENUE, ST. PAUL 55105

AR Realty Group Inc

PROPERTY FEATURES

Address	**1053 Grand Avenue St. Paul 55105**
APN	**02-28-23-32-0092 | Block-39**
County Ramsey	**County**
Property Type Retai	**Retail**
Total SF Approximately	**1,400 sf**
Tenancy Type	**Multi**
Class	**B**
Sprinklers	**Yes**
Lease Type	**Modified Gross**
Asking Rent	**$30**
Available SF	**1,400 sqf**
Availability Date	**Immedietely**

AREA TENANTS

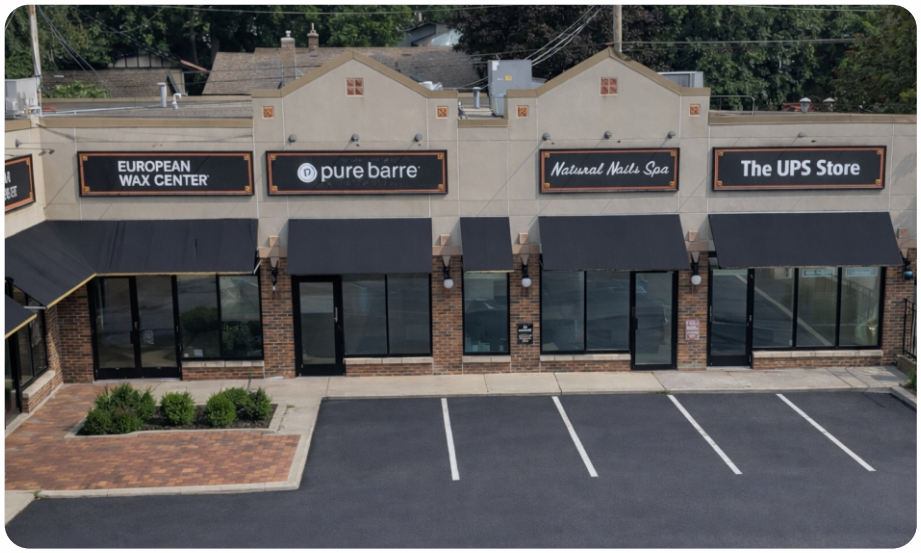
Starbucks, UPS Store, CVS Pharmacy, Allure Intimate Apparel, U.S. Bank, Chase Bank, The Lexington, Chico's, Running Room, Anytime Fitness, St. Paul Opticians, Palm Beach Tan, European Wax Center, Nowlogy, The Lash Boutique, Niko Niko Boba

LISTING DESCRIPTION

Nestled in the heart of St. Paul's bustling Grand Avenue. Grand Avenue offers an exceptional location for small businesses seeking to thrive in a vibrant, well-connected neighborhood. This prime spot is surrounded by a rich mix of retail shops, restaurants, and services making it a highly desirable address for professionals looking to establish or grow their presence in the city.

Features/Highlights

- High-traffic location with excellent visibility
- Surrounded by strong national retailers and restaurants
- High Income Demographic ($108,200 Median Income)



FOR MORE INFORMATION PLEASE CONTACT

ALEX BROWN 952-200-0675 Alex@arrgmn.com

HANNAH LARRABEE 218-248-0725 Hannah@arrgmn.com

INTERIOR PHOTOS

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AERIAL MAP

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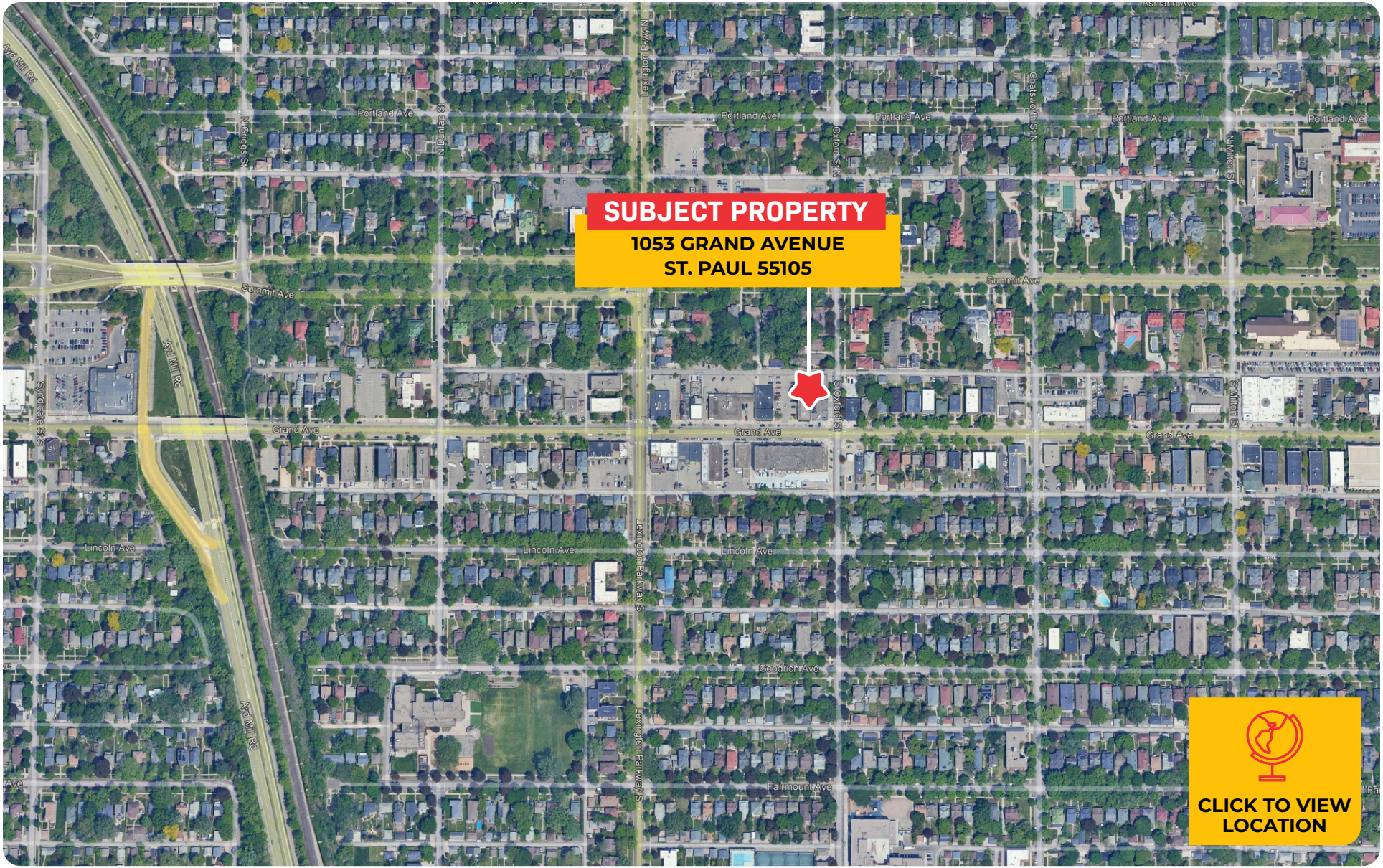

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