

755 Snelling Ave

755 Snelling Avenue North Saint Paul, MN 55104



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GJG Commercial

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Property
Summary



PROPERTY DESCRIPTION

This standout retail building on Snelling Avenue North offers a versatile showroom and merchandising platform with generous storefront glazing, inviting customer engagement and maximizing visibility. The well-proportioned floor plan supports open retail layouts or creative tenant build-outs, while the façade provides ample signage opportunity to anchor brand identity. Thoughtful separate back-of-house areas accommodate operational needs, deliveries, and inventory staging. The property's durable construction, efficient systems, and convenient ingress/egress enhance tenant comfort and drive consistent foot traffic. A compelling solution for retail tenants seeking a solid asset with prominent street presence and dependable functionality in an established commercial corridor.

PROPERTY HIGHLIGHTS

- Premier retail exposure along Snelling Avenue North in Saint Paul
- Versatile showroom layout ready for creative retail merchandise displays
- Extensive storefront glazing enhances visibility for brands

OFFERING SUMMARY

Lease Rate:	\$22 NNN	
Number of Units:	1	
Available SF: 1st Floor	5238 SQFT	
Ceiling Height	10FT	
Basement	5238 SQFT	
Ceiling Height	7FT	
Lease Rate:	\$12 NNN	
Lot Size:	9,365 SF	
Garage 1	28ft X 28ft	784 SQFT
Garage 2	28ft X 29ft	812 SQFT
Lease Rate:	\$12 NNN	
Building Size:	12,072SQFT	

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Property
Description



PROPERTY DESCRIPTION

This highly visible retail building on Snelling Avenue North offers a flexible retail, showroom, and food-service opportunity within an established commercial corridor. Large storefront windows provide abundant natural light, strong merchandising potential, and excellent exposure to passing traffic. The adaptable floor plan accommodates retail, restaurant, grocery, catering, and specialty-use concepts.

- Brand-new flooring throughout the first floor
- New shelving systems
- New ventilation ductwork
- CrownTonka by Everidge walk-in cooler/freezer (19' x 9')
- Commercial kitchen (17' x 49') with updated equipment
- Walk-in freezer (6' x 6' x 10')
- Two commercial fryers
- Cres Cor warming cabinet
- Commercial burner station (5' x 3')
- Commercial exhaust hood (20' x 4')
- Refrigerated cabinet unit (7' x 3')
- Dining area (37' x 18')
- Separate men's and women's restrooms on the main floor
- Dedicated back-of-house storage, receiving, and preparation areas
- Large storefront windows and prominent signage opportunities
- Convenient ingress and egress

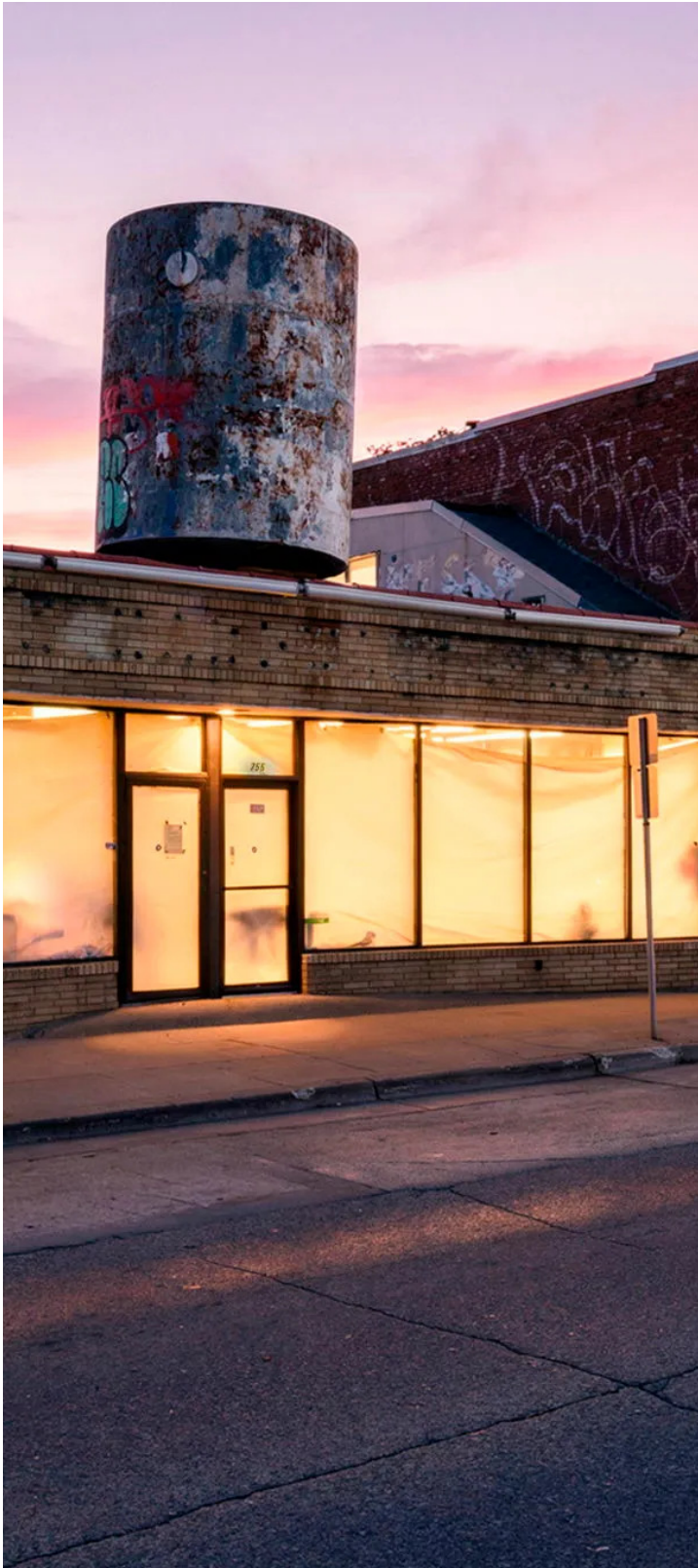


An excellent opportunity for investors or owner-users seeking a well-equipped commercial property with strong street presence, food-service infrastructure, and significant recent capital improvements in a proven retail location..

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Complete
Highlights



LOCATION INFORMATION

Building Name	755 Snelling Ave
Street Address	755 Snelling Avenue North
City, State, Zip	Saint Paul, MN 55104
County	Ramsey

BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	10 ft
Minimum Ceiling Height	7 ft
Number of Floors	2
Average Floor Size	5,238 SF
Year Built	1959
Year Last Renovated	2024-2025
Power	200 amp 125-250V

PROPERTY HIGHLIGHTS

- Premier retail exposure along Snelling Avenue North in Saint Paul
- Versatile showroom layout ready for creative retail merchandise displays
- Extensive storefront glazing enhances visibility for brands
- Substantial signage potential along high-traffic thoroughfare
- Efficient circulation supports both customer flow and operations
- Separate delivery and service areas streamline logistics
- Durable construction ideal for long-term retail occupancy
- Opportunities for tasteful tenant improvements
- Well-lit interior promotes inviting retail environment
- Convenient ingress/egress simplifies daily access
- Positioned within established commercial corridor for stability
- Opportunity for strong rental performance with consistent demand

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Location
Map



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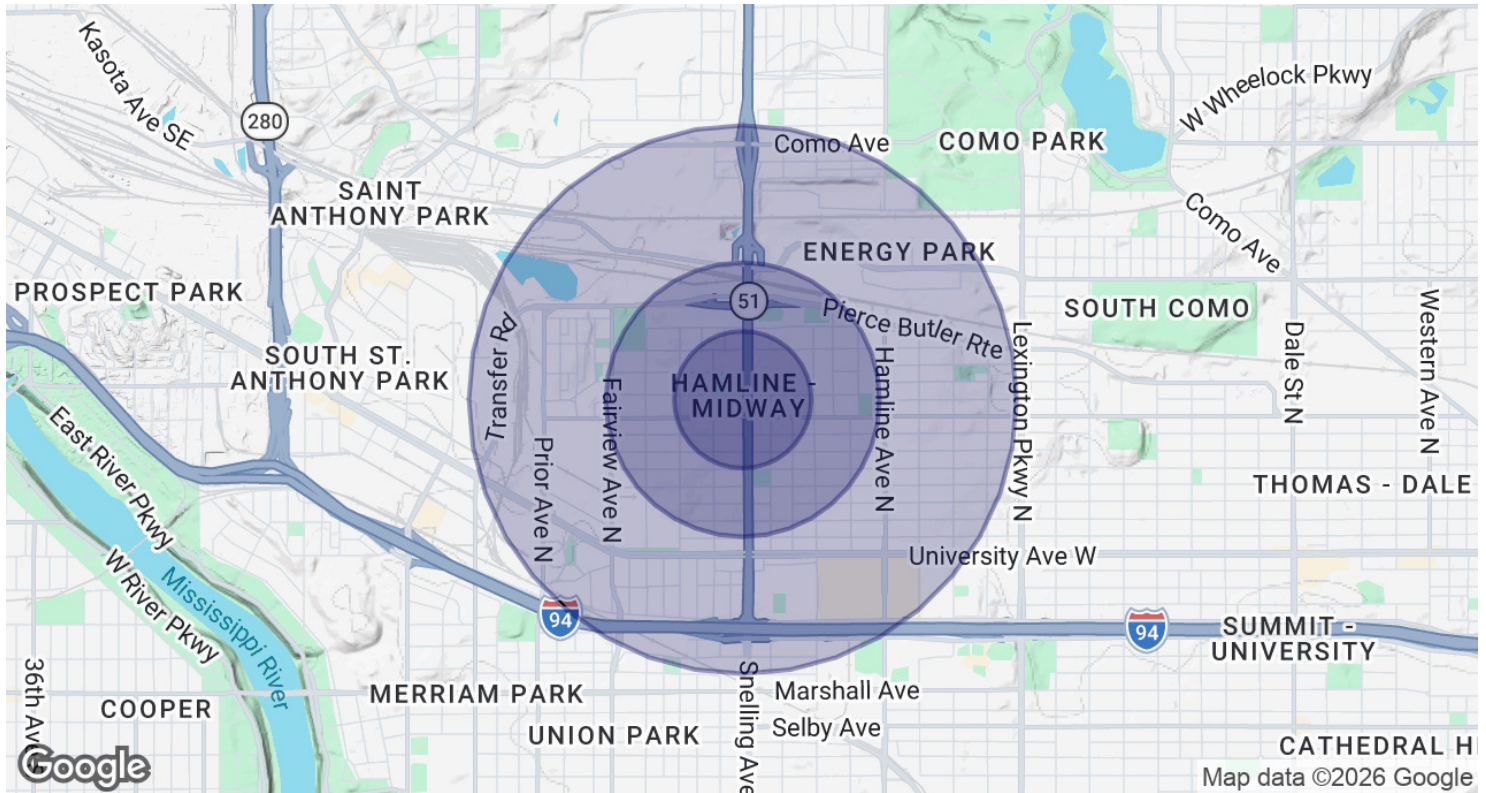
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Demographics
Map & Report



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,628	5,891	18,113
Average Age	29.9	32.8	35.5
Average Age (Male)	34.5	36.9	37.1
Average Age (Female)	25.2	29.2	33.7

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	685	2,542	7,877
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$71,045	\$85,481	\$92,048
Average House Value	\$360,752	\$373,887	\$326,410

2023 American Community Survey (ACS)

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Advisor
Bio 1



WILSON GEORGE

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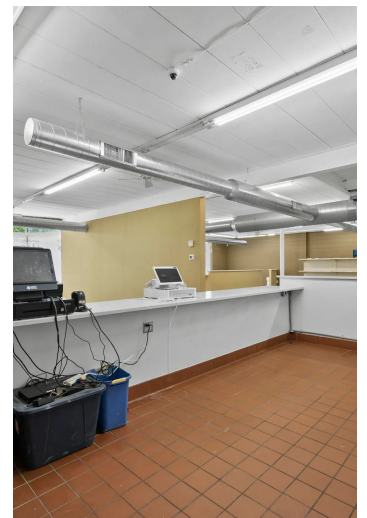
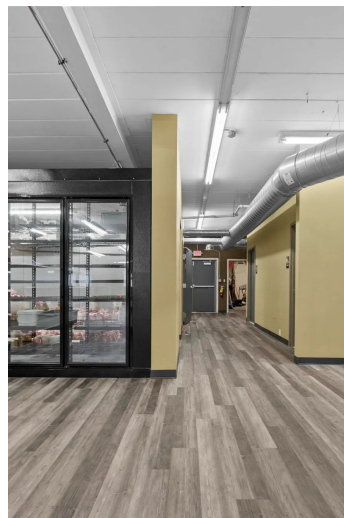
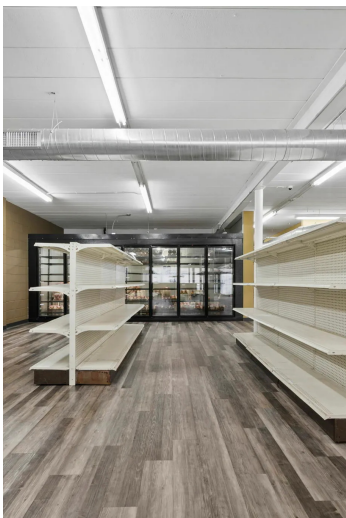
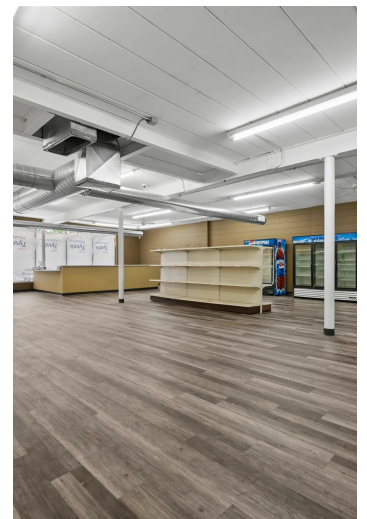
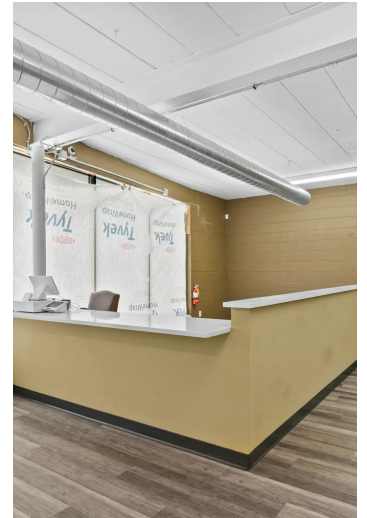
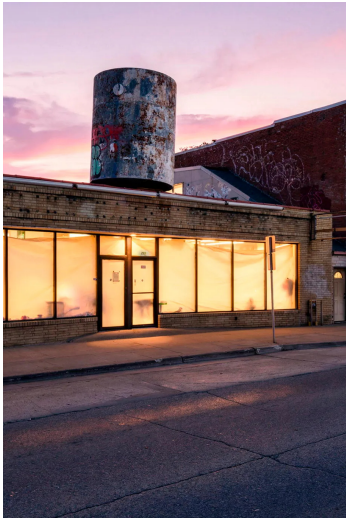
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Additional
Photos



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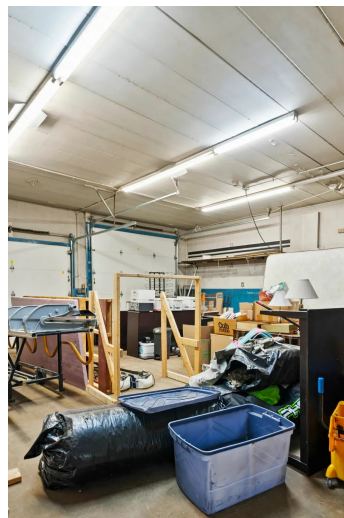
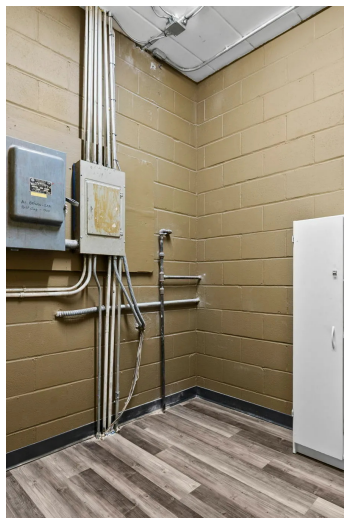
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