



FOR SALE

**4 UNIT MIXED-USE (RETAIL + APARTMENTS)
609 DALE STREET N
SAINT PAUL, MN 55103**

Results
COMMERCIAL
RE/MAX RESULTS

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SAINT PAUL, MN 55103

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com





PROPERTY INFORMATION

PROPERTY DESCRIPTION

609 DALE STREET NORTH
SAINT PAUL, MN 55103

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PROPERTY DESCRIPTION

609 Dale is the Perfect Stable 4-Unit Mixed-Use (Retail/Apartment) Investment Property recently Remodeled! 3/4 units are occupied, but the leases allow for flexibility for an Owner/User in the Retail spaces and an apartment. Located in the heart of St. Paul, the 609 Dale features two Retail Tenants, Yoga Studio and a Yarn Shop, plus two 2nd level 2 bed/1 bath Apartments.

Perfect 1031 Exchange replacement property or for the investor looking to add another quality asset to their portfolio. Unit Interiors have been fully remodeled along with extensive renovations on the exterior with tuck pointing and painting.

Great Visibility with a 4 car parking lot in the rear + ample on street parking in front on Dale.

This property is generously zoned B2 Community Business with ~4,320 gross building square feet. Great semi-finished basement space for storage and use by the main level Yarn Shop Retail tenant. Tenants are responsible for the own electric, boiler heat paid for by Landlord.

Please reach out to Listing Broker, Hayden Hulsey, CCIM, for rent roll/expenses and to schedule a tour with 24+ hour notice required. Thanks for looking!

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

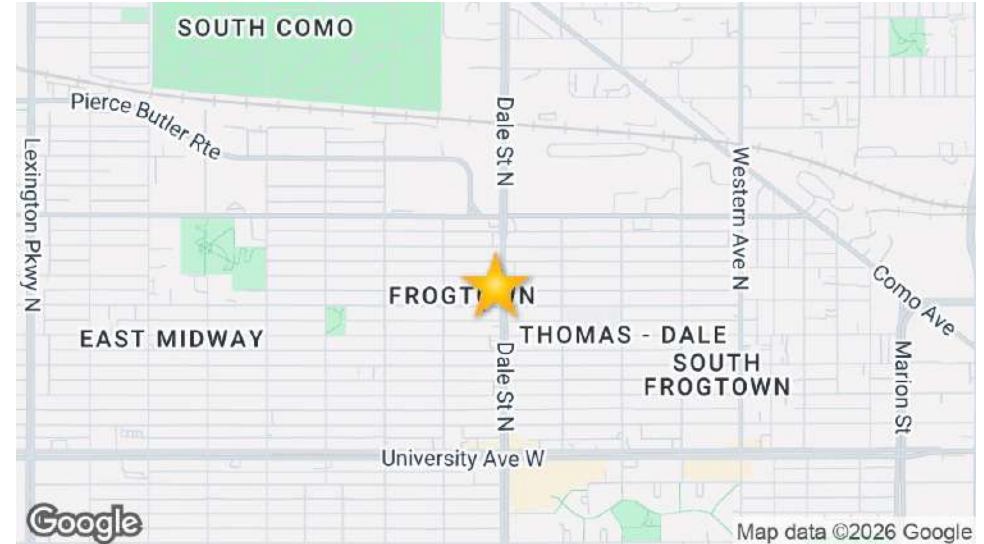
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$475,000
Approx. Building Size:	~4,320 SF
Approximate Lot Size:	~3,200 SF
Price / SF:	~\$110/SF
Year Built:	1928
Zoning:	B2 - Community Business
2026 Taxes:	\$8,638

PROPERTY HIGHLIGHTS

- 4 Units Total: 2 Retail spaces + 2 Apartments
- Mixed-Use Investment Property in solid St. Paul location just south of 94
- Perfect for an Investor, 1031 Exchange Replacement, or Owner/User with ability to occupy
- Many updates inside & out
- Zoned B2 community Business with lots of uses permitted
- 4 Parking spaces in rear lot included in sale
- Strong Traffic Counts of 15,300 VPD
- Annual Gross Income: ~\$86,388

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

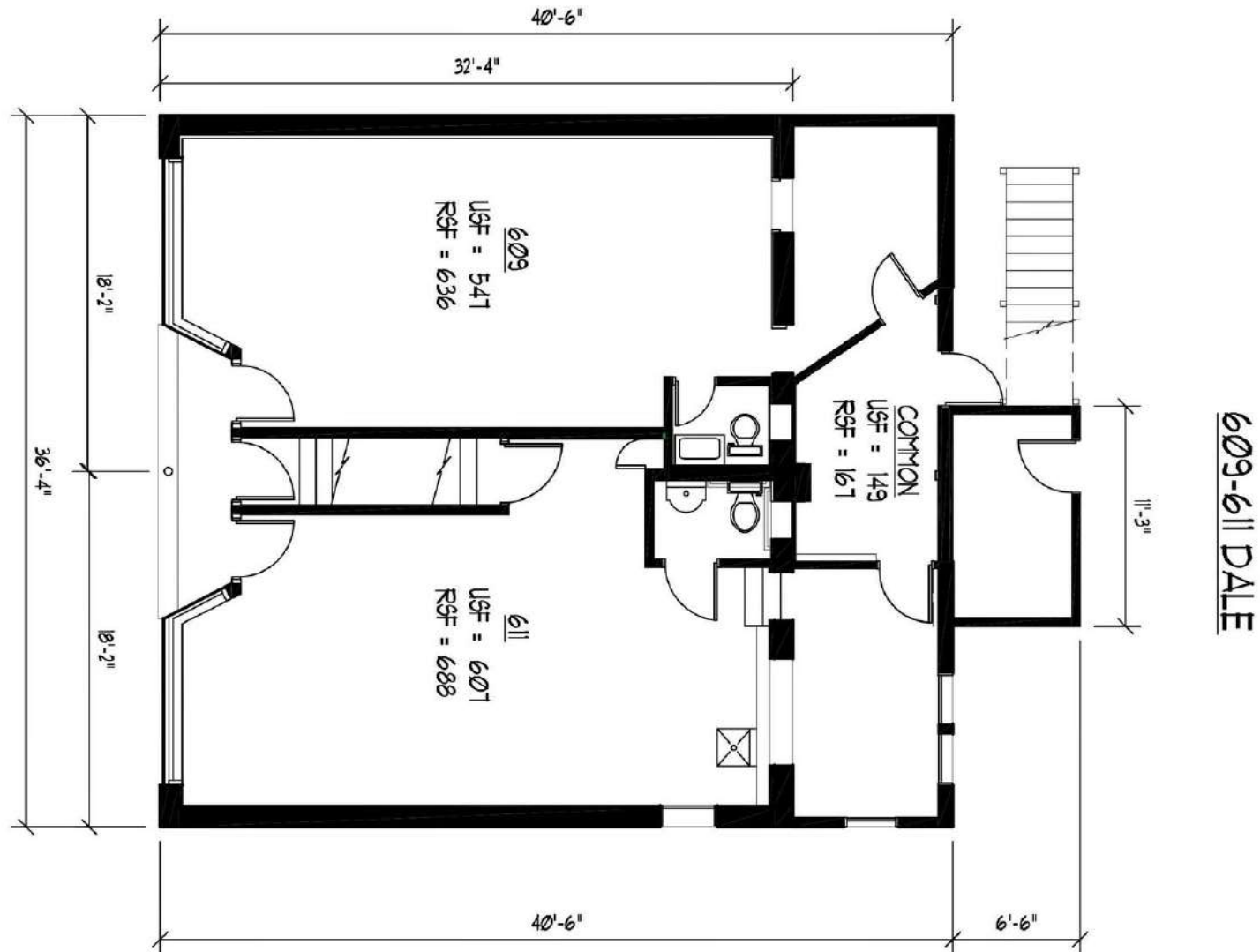
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



FLOOR PLANS - 1ST FLOOR RETAIL

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

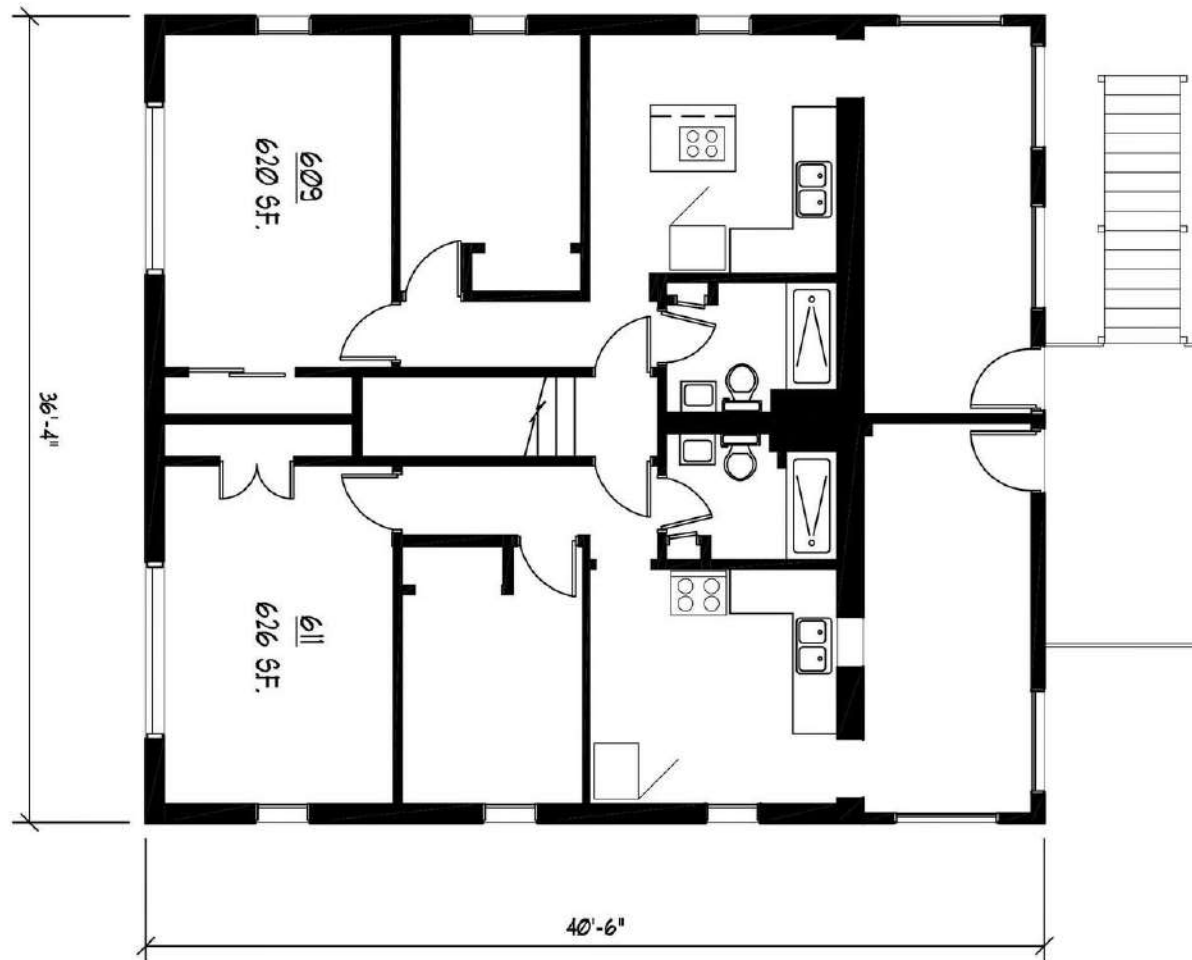
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

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FLOOR PLANS - 2ND FLOOR APARTMENTS

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609-611 DALE APARTMENTS

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Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

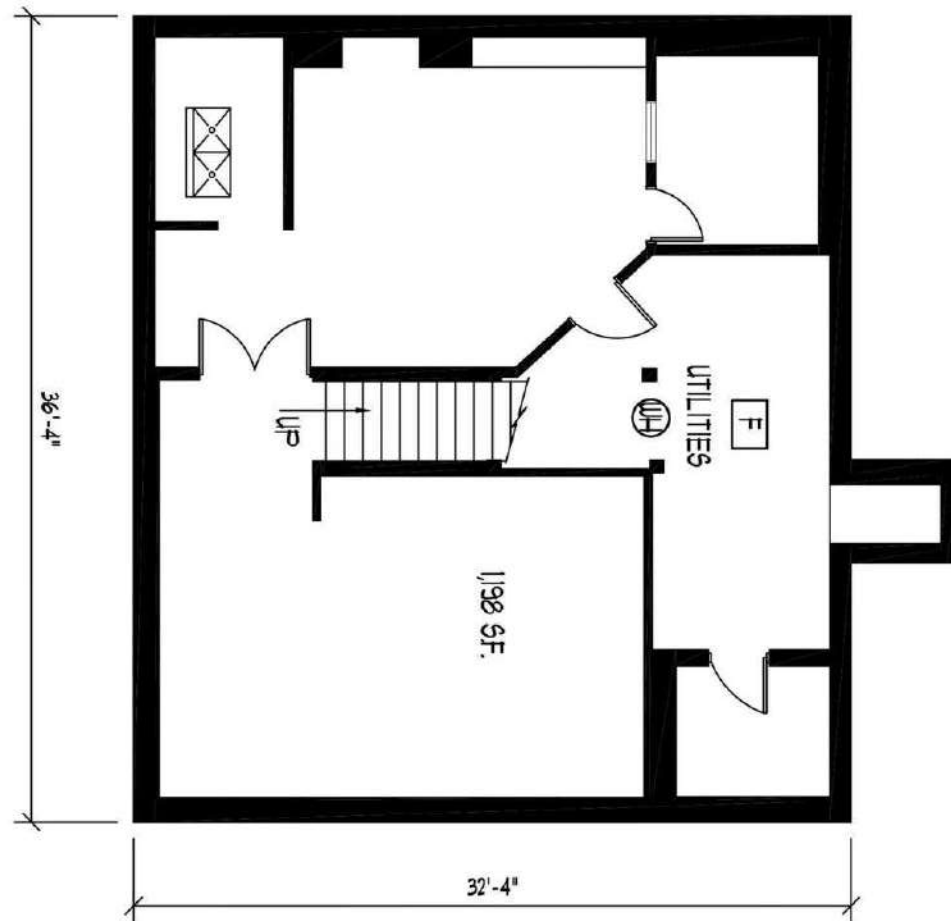
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

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FLOOR PLANS - BASEMENT

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609-611 DALE
BASEMENT

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

ADDITIONAL PHOTOS

609 DALE STREET NORTH
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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

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ADDITIONAL PHOTOS

609 DALE STREET NORTH
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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



ADDITIONAL PHOTOS

609 DALE STREET NORTH
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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

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ADDITIONAL PHOTOS

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

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ADDITIONAL PHOTOS

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

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609 DALE STREET NORTH
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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

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A kitchen with white cabinets, a white stove, a microwave, a white refrigerator, and a window with blinds. The floor is covered in stone tiles. A dark blue banner with the text "Zoning Information" is overlaid on the bottom left.

Zoning Information

ZONING INFORMATION

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B2 - COMMUNITY BUSINESS

The B2 Community Business District in Saint Paul, Minnesota, is designed to serve a consumer base larger than that of local business districts. It typically features clusters of establishments that generate significant vehicular and pedestrian traffic.

Permitted Uses: - Residential: Mixed residential and commercial uses, live-work units, and community residential facilities.- Commercial: General retail, grocery stores, bakeries, liquor stores, service businesses (e.g., dry cleaning, laundromats, small appliance repair), restaurants (including carry-out and fast food), coffee shops, and catering services.- Medical and Professional Services: Clinics, medical or dental offices, professional offices, and veterinary clinics.- Entertainment and Lodging: Theaters, assembly halls, health clubs, indoor recreation facilities, hotels, and inns.

For more information: <https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/B2%20to%20T2.pdf>

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



Downtown St. Paul

Thomas

Lafond

LOCATION INFORMATION

RETAILER MAP

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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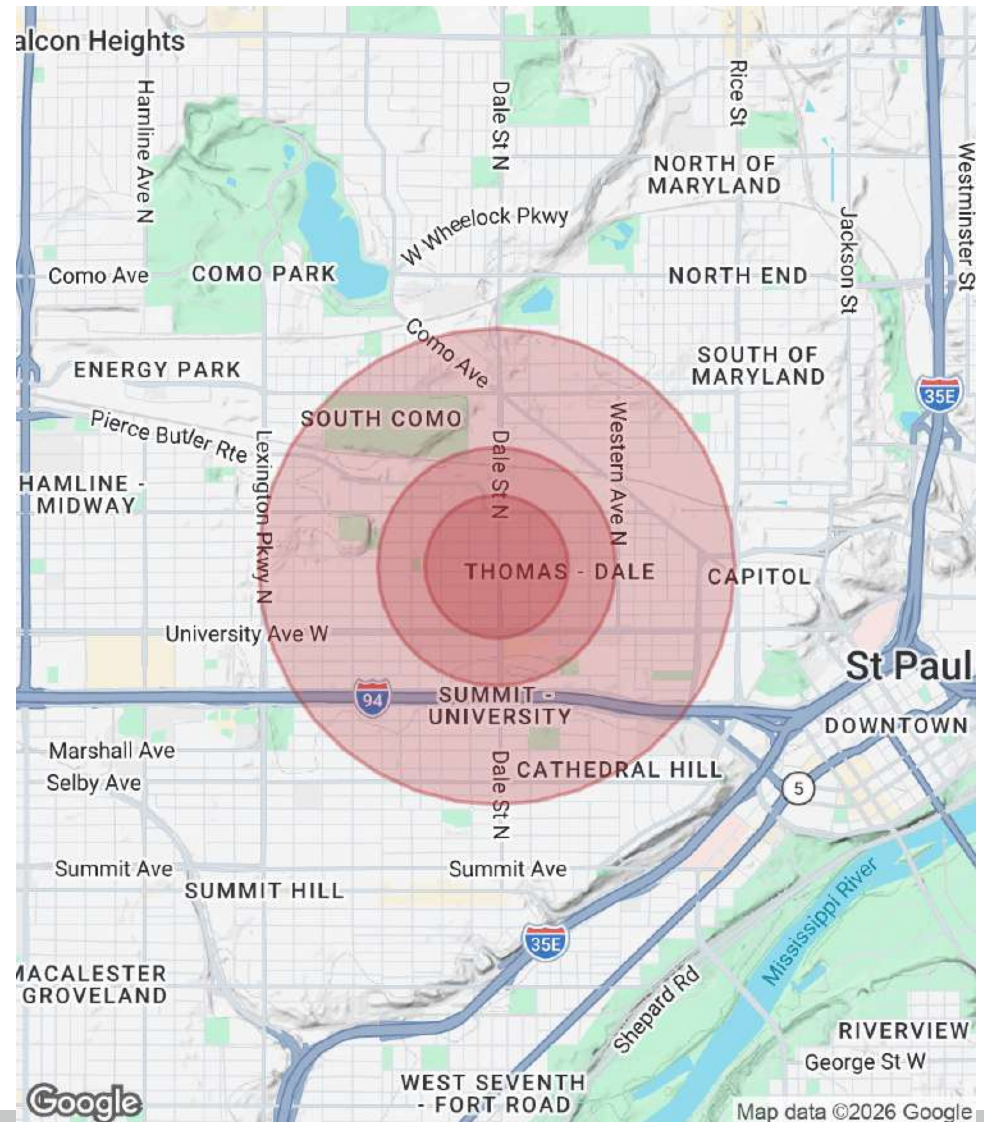
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,801	7,751	27,540
Average Age	32	32	34
Average Age (Male)	31	32	34
Average Age (Female)	32	33	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	816	2,393	9,796
# of Persons per HH	3.4	3.2	2.8
Average HH Income	\$74,649	\$74,728	\$75,133
Average House Value	\$196,059	\$221,130	\$290,954

2020 American Community Survey (ACS)



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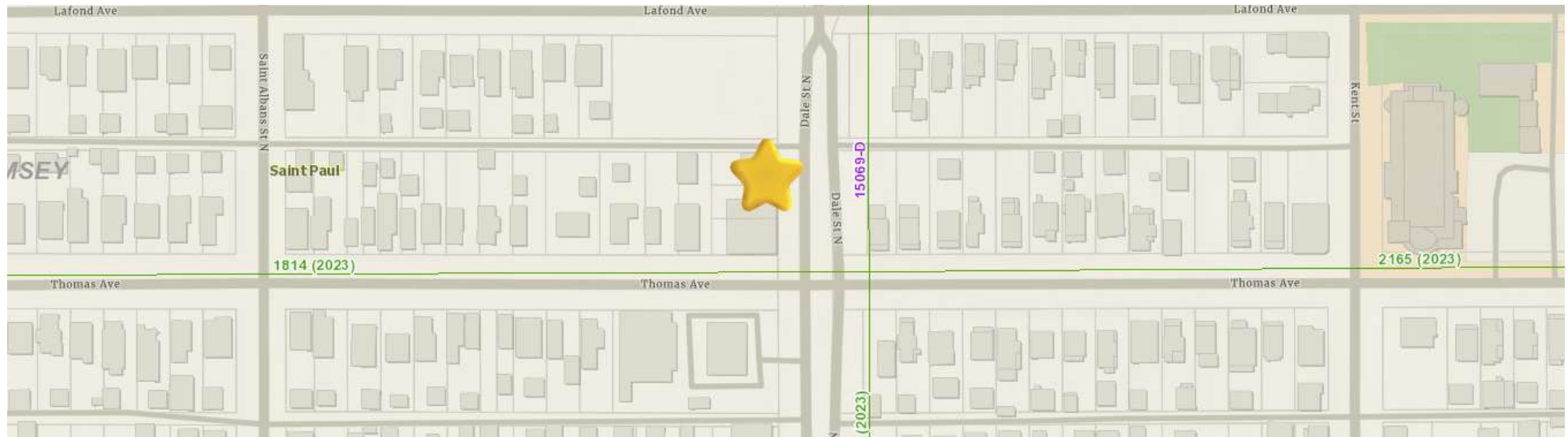
Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

TRAFFIC COUNTS

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TRAFFIC COUNTS

Dale St N - 15,299 Vehicles Per Day

Thomas Ave - 2,165 Vehicles Per Day

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

MEET THE TEAM

609 DALE STREET NORTH
SAINT PAUL, MN 55103

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Mark Hulsey, Managing Broker
mark@resultscommercial.com
651-755-2068



Sawyer Hulsey, Associate Broker
sawyer@resultscommercial.com
651-233-3708



Hayden Hulsey, CCIM
hayden@resultscommercial.com
651-769-4826

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

