



FOR SALE

500 + 499 GROTTO ST N  
ST. PAUL, MN 55104

**Results**  
COMMERCIAL  
RE/MAX RESULTS



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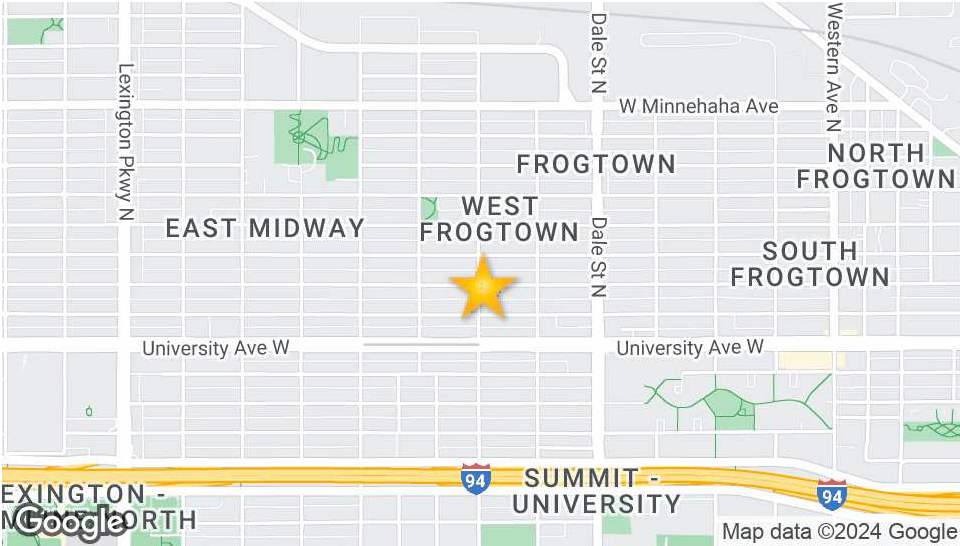
# PROPERTY INFORMATION



# EXECUTIVE SUMMARY

**500 + 499 GROTTO ST N**  
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## OFFERING SUMMARY

Sale Price:	\$599,000
Building Size:	9,672 SF
Lot Size:	0.26 Acres
Price / SF:	\$61.93
Year Built:	1900
Zoning:	T-2 Traditional Neighborhood + R4 One Family
Traffic Count:	15,100

## PROPERTY OVERVIEW

Motivated Seller, Bring Offers! Stand-Alone Building zoned T-2 with a wide variety of uses possible - Office, Retail, Live/Work, Residential/Multifamily and more! Currently setup as office, located just off University Ave in convenient St. Paul location. Excellent parking for the building with 2 parking lots totaling 22 parking stalls. The parking lot across the street at 499 Grotto is also included in this sale - 500 Grotto (building & parking) + 499 Grotto (additional parking). Perfect for the Owner/User or Investor (currently vacant). Both levels consist of several large offices, kitchen (on 1st floor), conference rooms, restrooms (3 total), and ample storage throughout. 500 Grotto is Zoned T2, 499 Grotto is zoned R4. Separate furnaces on each level. The building offers flexibility with the ability to rent out one of the levels and occupy the other yourself. Or rent out each floor separately if a user doesn't need the entire building. Contact listing broker with questions & tour requests.

## PROPERTY HIGHLIGHTS

- Excellent parking with 2 lots totaling 22 stalls
- Sale includes both 500 Grotto (building & parking) + 499 Grotto (additional parking)
- Lots of uses possible with office, retail, live/work, residential/multifamily.

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# PROPERTY DETAILS

**500 + 499 GROTTO ST N**  
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## SALE PRICE

**\$599,000**

## LOCATION INFORMATION

Building Name	500 + 499 Grotto St N
Street Address	500 Grotto Street North
City, State, Zip	St. Paul, MN 55104
County/Township	Ramsey/23
Range	23
Section	35

## BUILDING INFORMATION

Building Size	9,672 SF
1st Floor:	3,628 SF
2nd Floor:	3,022 SF
Basement:	3,022 SF
Building Class	C
Occupancy %	0%
Number Of Floors	3
Year Built	1900
Free Standing	Yes

## PROPERTY DETAILS

Property Type	Office
Property Subtype	Retail
Zoning	T-2 Traditional Neighborhood + R4 One Family
Lot Size	0.26 Acres
APN#	35-29-23-14-0195 & 35-29-23-13-0204
Lot Frontage	76
Lot Depth	100
Corner Property	Yes
Traffic Count	15,100
Traffic Count Street	University Ave
2023 Taxes	\$9,122.50

## PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	22
Parking Description	Excellent parking 2 lots totaling 22 stalls. 500 Grotto (Building & parking) + 499 Grotto (additional parking)

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# ADDITIONAL PHOTOS

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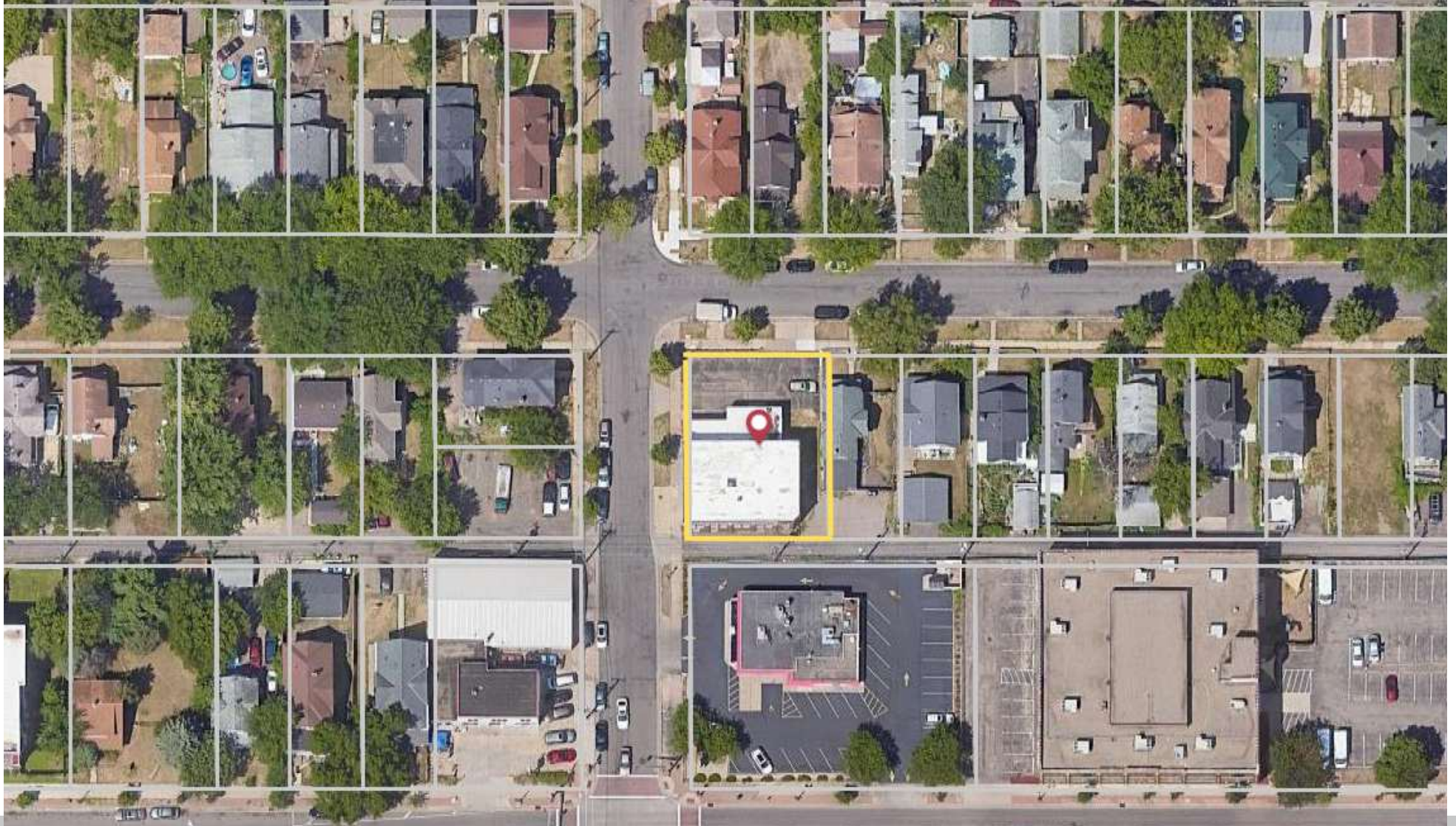
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# 500 GROTTO - PARCEL

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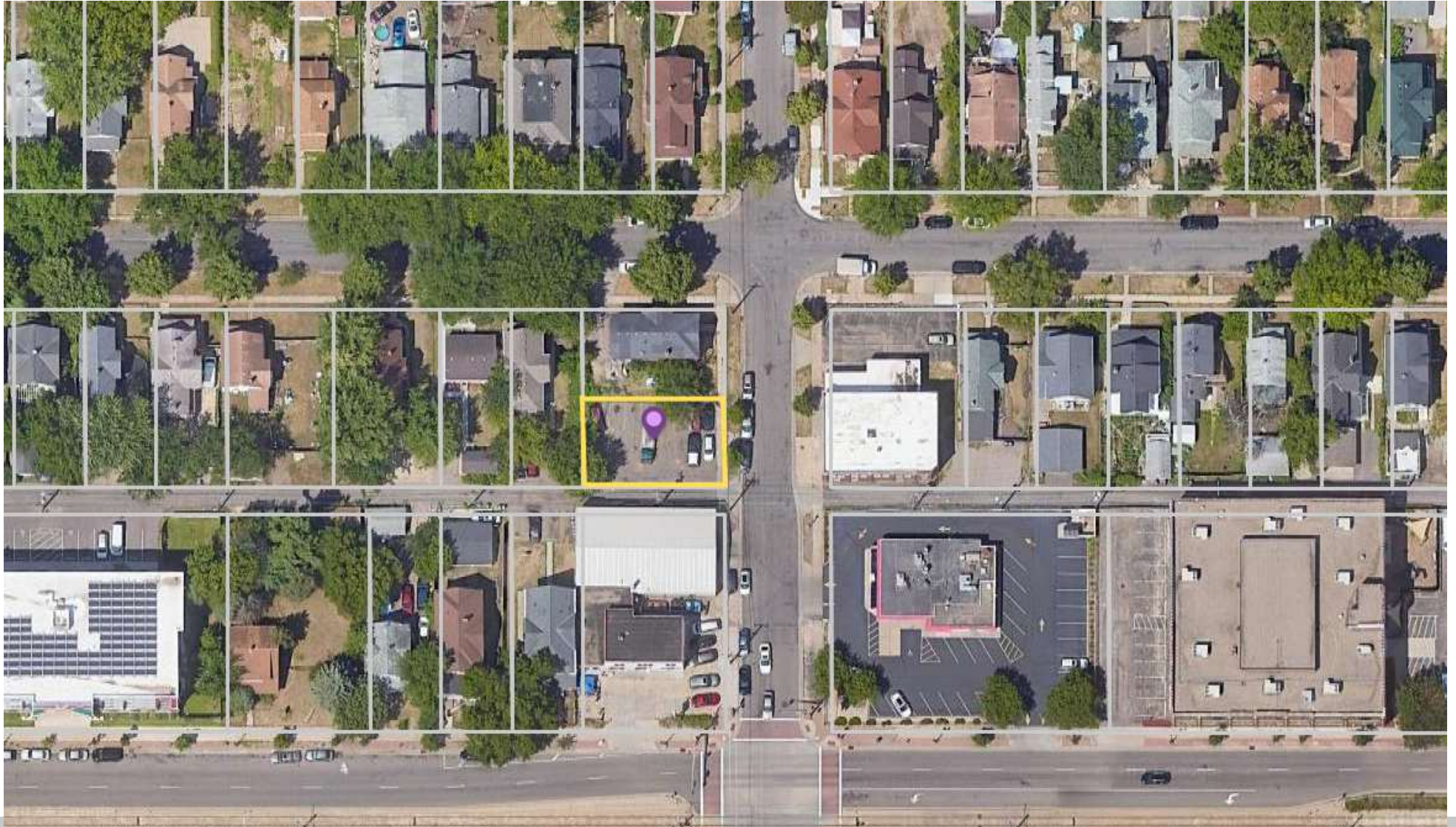
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# 499 GROTTO - PARCEL

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LOCATION INFORMATION



# RETAIL MAP

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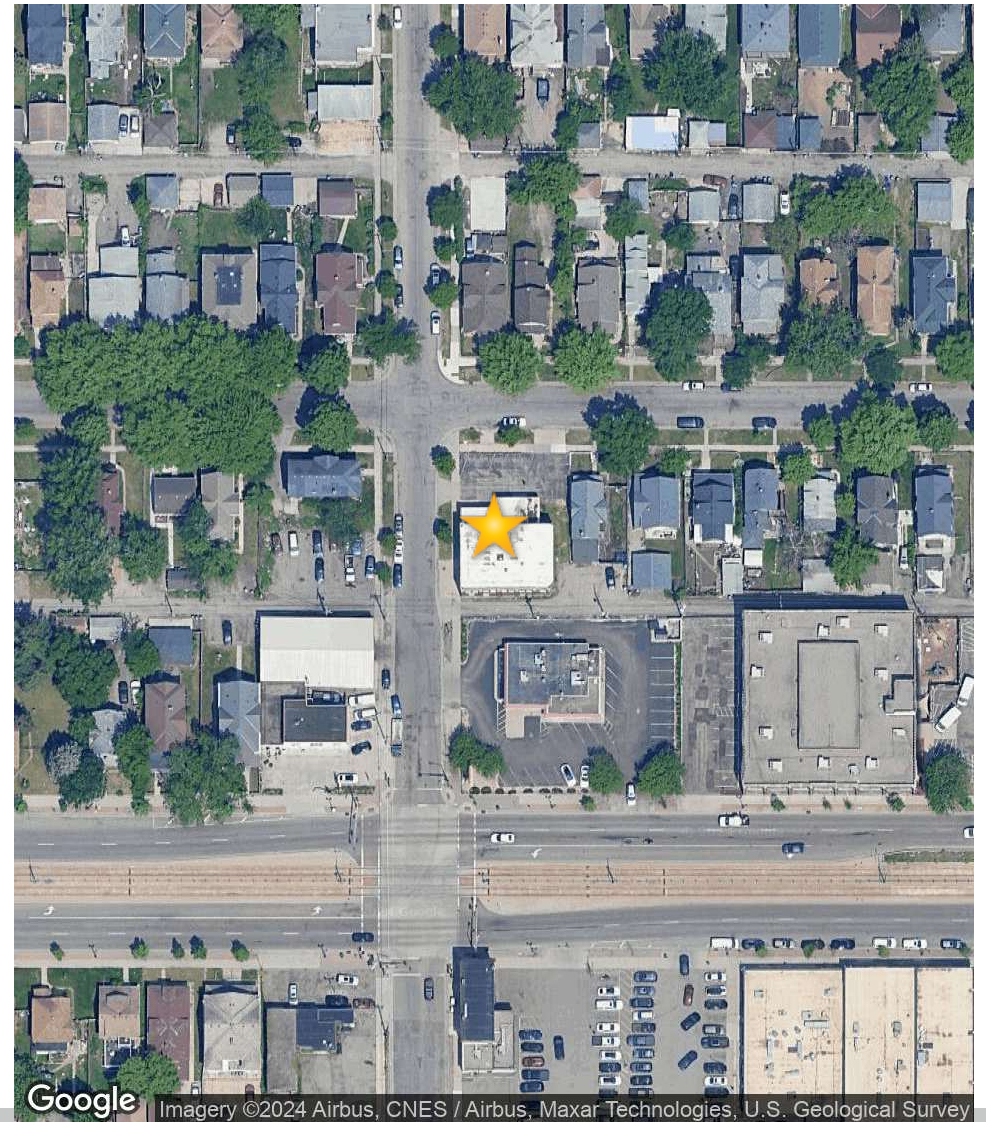
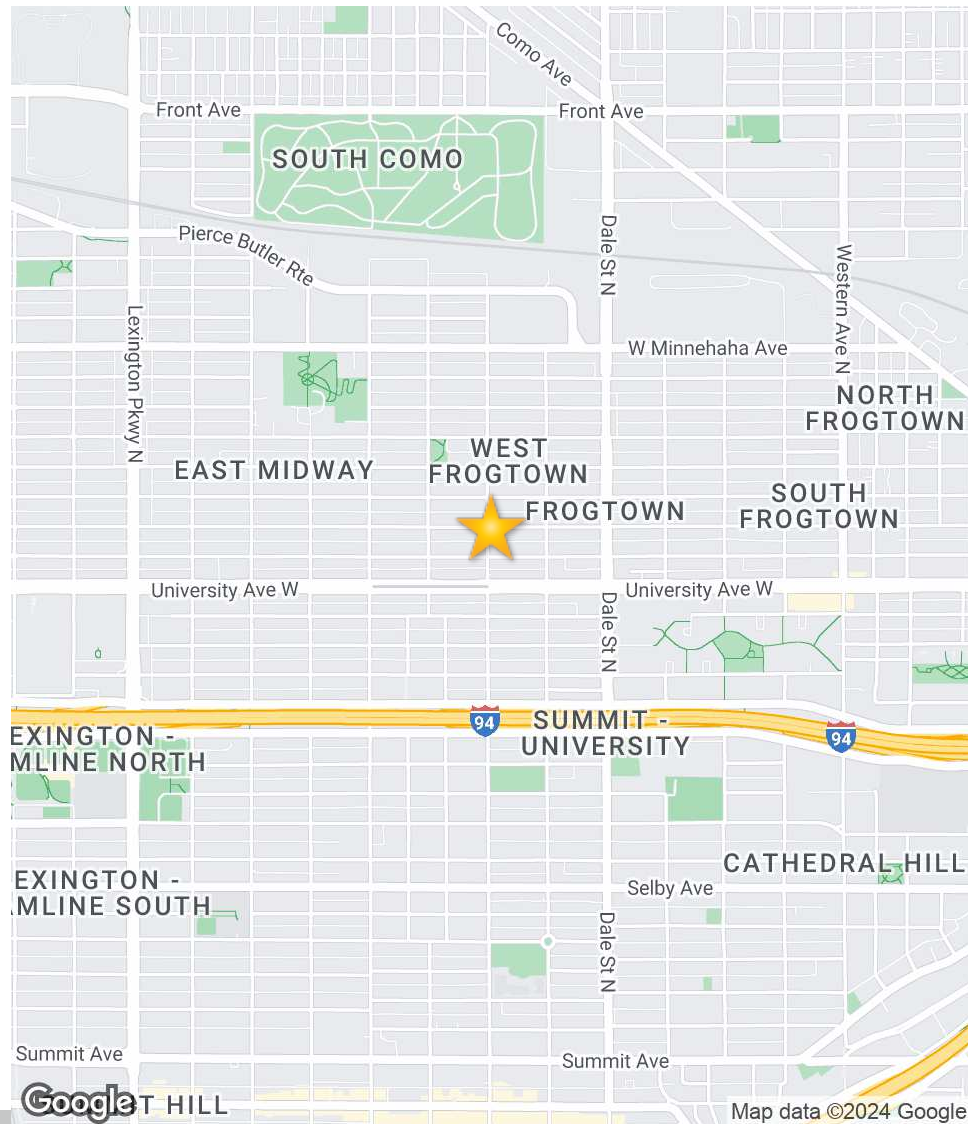
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# LOCATION MAP

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# ZONING - 500 GROTTO ST N

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## T2 TRADITIONAL NEIGHBORHOOD

### Sec. 66.313 Intent

The T2 traditional neighborhood district is designed for use in existing or protentional pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to the adjacent residential neighborhoods.

### Sec. 66.321 Principal

Principal uses in traditional neighborhood districts, lists all permitted and conditional uses in the T1—T4 traditional neighborhood districts, and notes applicable development standards and conditions.

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# ZONING - 499 GROTTO ST N

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[NODEID=PTIILECO\\_TITVIIIZOCO\\_CH66ZOCOONDIUSDEDIST\\_ARTII66.200.REDL\\_DIV266.220.PRUSREDL\\_S66.221PRUS](https://library.municode.com/mn/st_paul/codes/code_of_ordinances/?nodeid=PTIILECO_TITVIIIZOCO_CH66ZOCOONDIUSDEDIST_ARTII66.200.REDL_DIV266.220.PRUSREDL_S66.221PRUS)

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## R4 ONE FAMILY

**Sec. 66.212. - Intent, R1—R4 one-family residential districts.**

The R1—R4 one-family residential districts provide an environment of predominantly low-density, one-family dwellings along with civic and institutional uses, public services and utilities that serve the residents in the districts. Because of their residential nature, these districts are not intended for more intensive uses such as small conference centers, private retreat centers and reception houses.

## Sec. 66.221. - Principal uses.

Table 66.221, principal uses in residential districts, lists all permitted and conditional uses in the RL—RM3 residential districts, and notes applicable development standards and conditions.

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An empty office space featuring several cubicles with light-colored fabric dividers and white desks. The cubicles are arranged along a wall with large, multi-paned windows that offer a view of residential houses and greenery outside. The floor is covered in a brown, textured carpet. A long, rectangular fluorescent light fixture is mounted on the ceiling, and a single light bulb hangs from a cord in the center of the room. The walls are a mix of light-colored brick and tan brick. The overall atmosphere is bright and clean.

DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT

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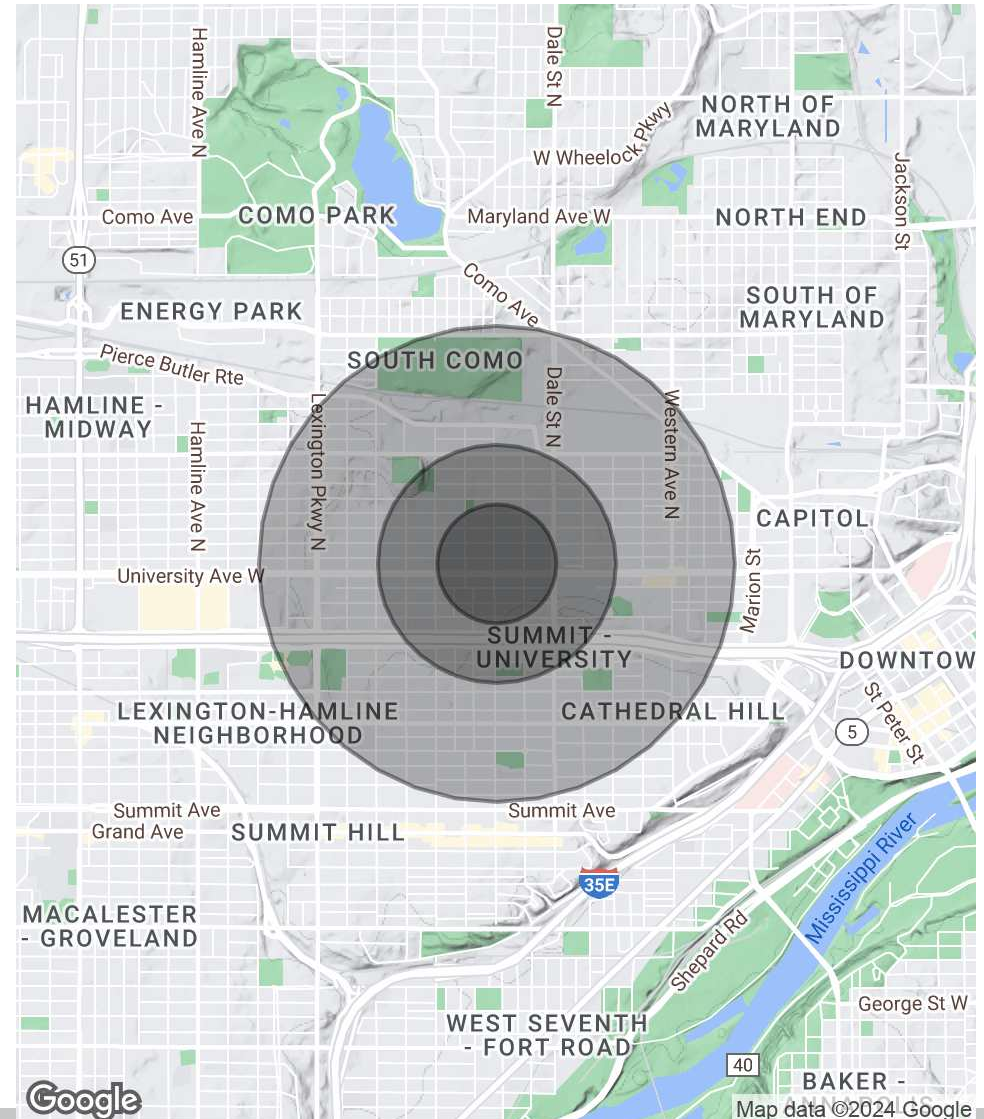
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,777	8,043	28,553
Average Age	38.9	35.2	32.4
Average Age (Male)	32.2	31.2	31.5
Average Age (Female)	44.8	40.1	33.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,162	3,307	11,398
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$57,083	\$57,291	\$65,897
Average House Value	\$172,650	\$173,345	\$208,950

*\* Demographic data derived from 2020 ACS - US Census*



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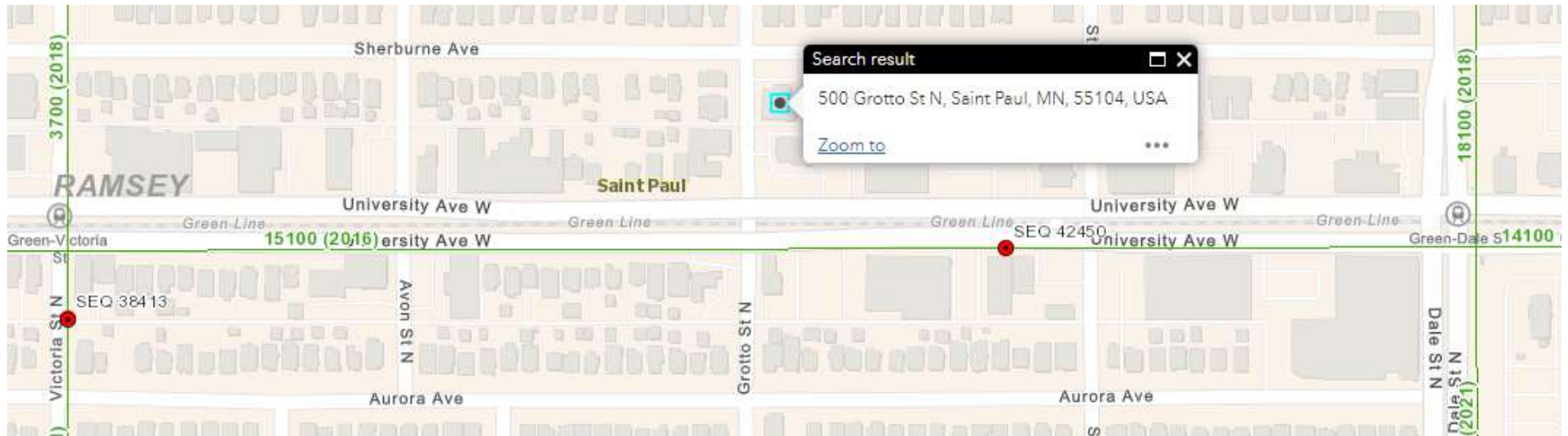
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# TRAFFIC COUNT

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## TRAFFIC COUNT

University Ave

15,100 Vehicles Per Day

Dale St N

18,100 Vehicles Per Day

Victoria St N

3,700 Vehicles Per Day



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