



FOR SALE

**960 Payne Ave**

Saint Paul, MN 55130

3 story + 2 unit  
mixed-use building situated  
on the prominent corner of  
Payne and Case.





PROPERTY SUMMARY



Extra Wide Exterior



OFFERING SUMMARY

SALE PRICE:	\$400,000
SIZE: BUILDING + LOT	2,910 SQ FT   2,736 SQ FT
ZONING:	B2 (Community Business District)
NEIGHBORHOOD:	Payne-Phalen
PID:	292922420015
YEAR BUILT:	1886
CONSTRUCTION:	Brick & Wood Joist
BUILDING TYPE:	Mixed-Use

PROPERTY OVERVIEW

After spending decades as the home to St. Paul Floral, this 3-story, 2-unit, mixed-use property on the prominent corner of Payne and Case is looking for a new owner-occupant to bring forth a creative vision worthy of this historic building and vibrant neighborhood. Built in 1886, this Victorian style property is one of the most architecturally distinctive buildings on the corridor with its Mansard roof and gabled dormers.

ADDITIONAL INFORMATION

This property is being sold as part of Land Bank Twin Cities' East Side Community Ownership Initiative. Additional information about the program and buyer eligibility can be found [here](#):





## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- **Number of Units:** 2
- **Unit 1 Details:**  
Floor 1 | Retail/Office | 1,370 SF | Vacant | \$2,000/month est. mkt.
- **Unit 2 Details:**  
Floors 2 & 3 | Residential | 1,540 SF | 4 Bed/1 Bath | Occupied | \$1,465/month
- **Parking:** Garage – 2 Stalls
- **Heat:** Boiler
- **Air Conditioning:** None/Window Units
- **Electricity:** Separate circuit breaker panels & meters
- **Water:** City / Connected
- **Sewer:** City / Connected
- **Sprinklers:** None
- **Life Safety Systems:** None
- **Vapor Mitigation System:** Installation in progress

## SUPPLEMENTAL DOCS UPON REQUEST

- Phase I & Phase II Environmental Site Assessment (ESA)
- ALTA Survey
- Physical Needs Assessment + Schedule
- Property Income & Expenses

## CONTACT INFORMATION

### GARRETT PETERSON

PROGRAM MANAGER - STRATEGIC ACQUISITION  
612-238-8752



## ADDITIONAL PHOTOS

Walk in Fridge



Backroom



Roof





LOCATION MAP

