



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

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 commercial 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.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Number of Units:** 2
- **Unit 1 Details:**
 - Floor 1 | Retail/Office | 1,370 SF | Vacant |
- **Unit 2 Details:**
 - Floors 2 & 3 | Residential | 1,540 SF | 4 Bed/1 Bath | Occupied |
- **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

If you're interested in renting contact:

ESCIC Board Vice President Paris Dunning:

952-994-3746

or

Email: info@escic.coop

ADDITIONAL PHOTOS

Walk in Fridge



Backroom



Roof



LOCATION MAP

