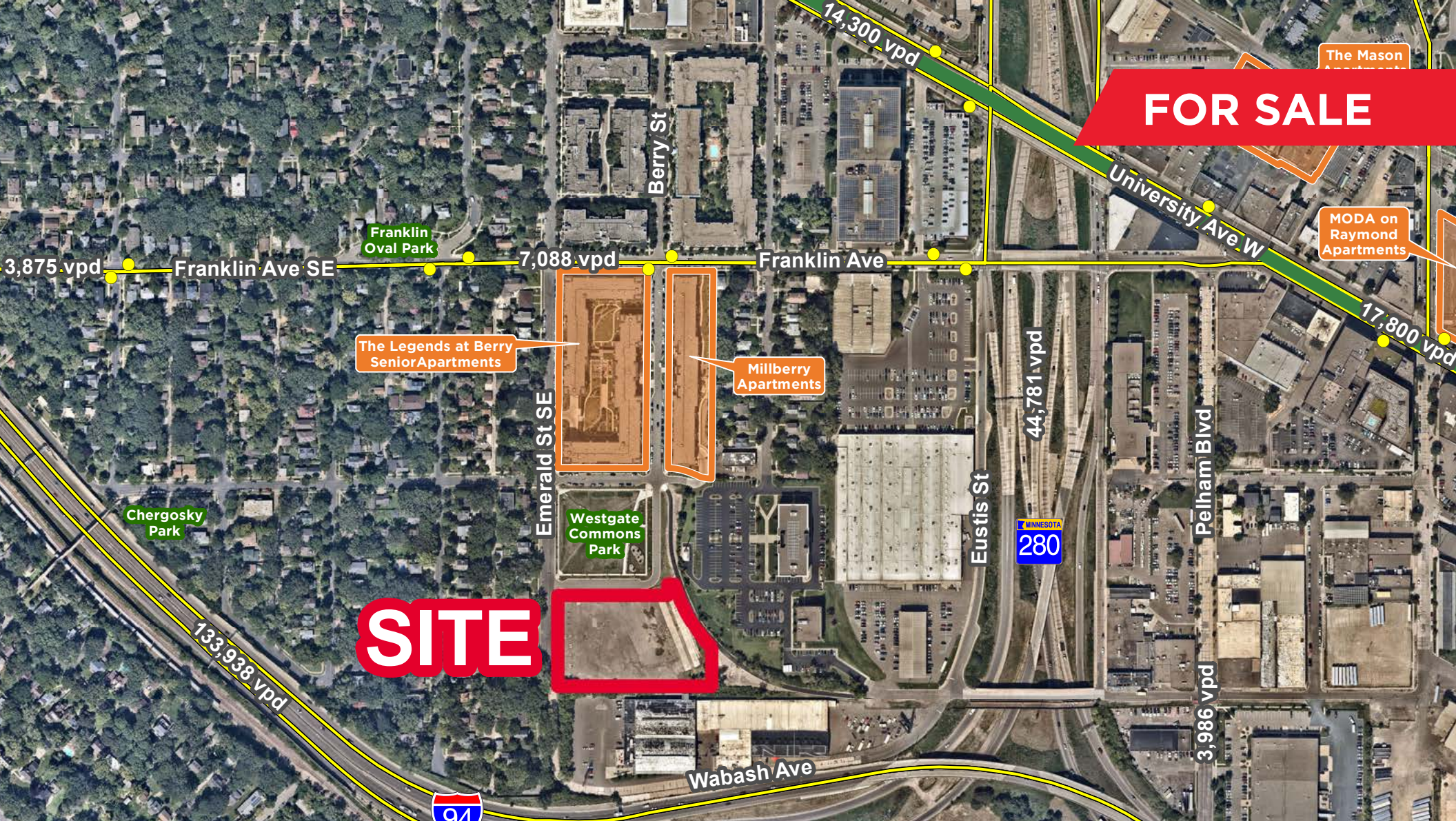


**FOR SALE**



**SITE**

2.71 ACRES

# MIXED-USE DEVELOPMENT SITE

## WABASH AVE, ST. PAUL, MN

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# WABASH AVE

## ST. PAUL, MN

### Property Highlights

- Easy access to I-94 and Highway 280
- Potential for multi-family, corporate headquarters, office, or specialty retail (uses on page 6)
- Excellent accessibility to bus routes and Green Line LRT
- Neighboring developments include Vertical Endeavors, The Legends at Berry (241 units) and Millberry (121 units)

### Property Information

PID #	32.29.23.22.0011
Acreage	2.71
2023 Total Tax	\$9,938

### Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	16,321	76,971	204,140
Households	7,968	31,180	84,315
Average HH Income	\$103,204	\$95,413	\$97,757
Daytime Population	17,322	71,028	163,620



# WABASH AVE ST. PAUL, MN

## AERIAL



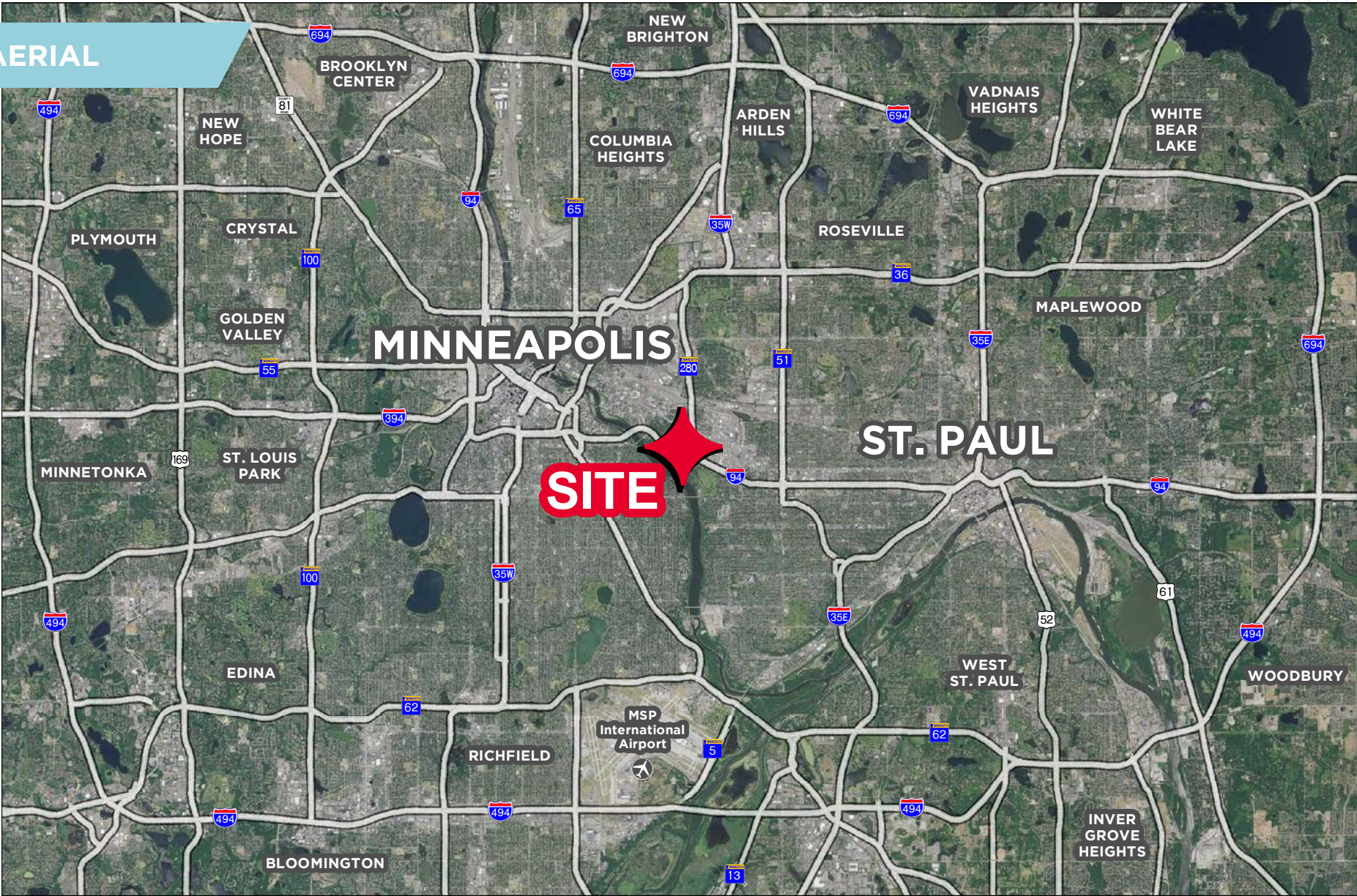
# WABASH AVE ST. PAUL, MN

AERIAL



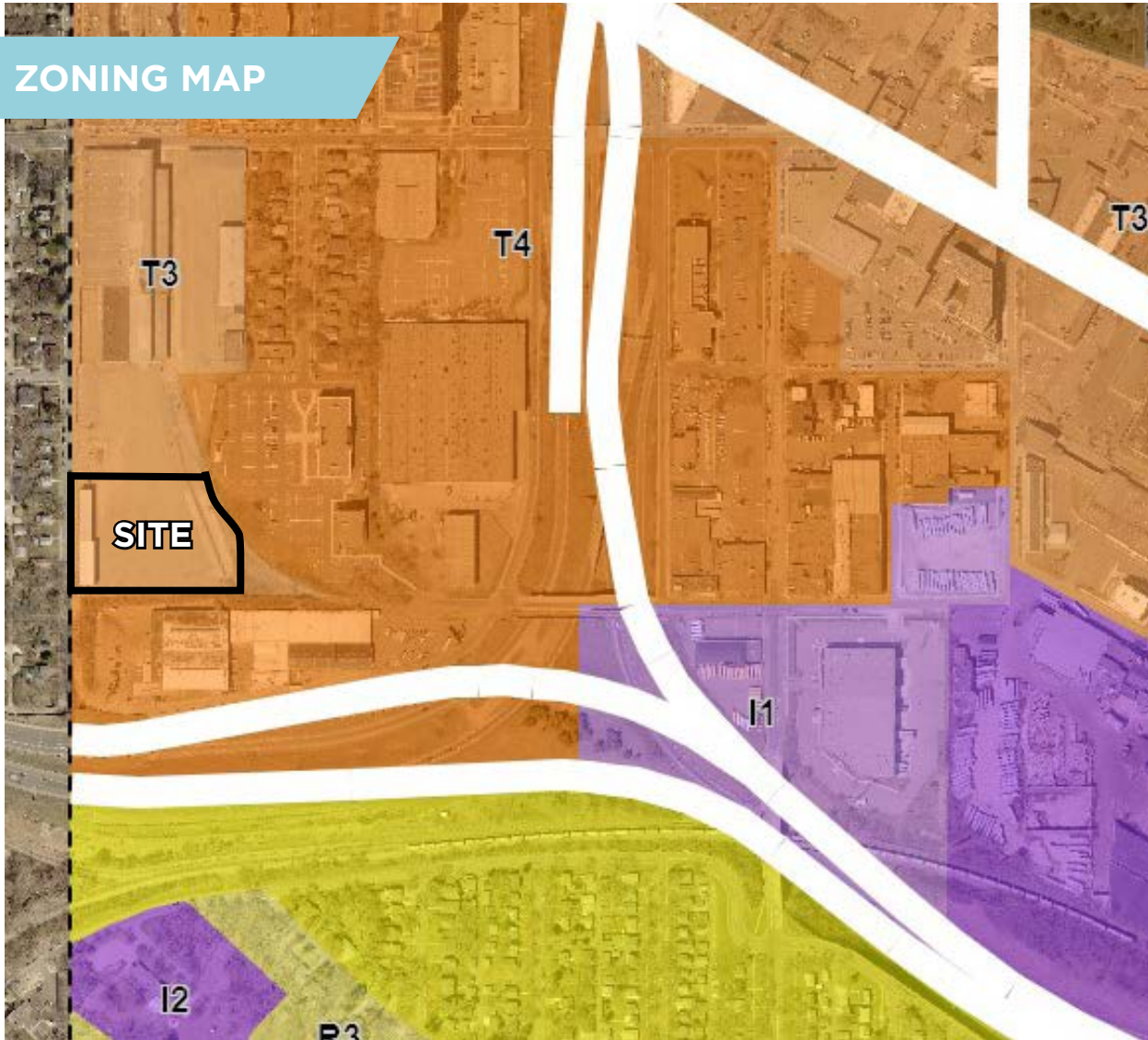
# WABASH AVE ST. PAUL, MN

AERIAL



# WABASH AVE ST. PAUL, MN

## ZONING MAP



### ZONING USES

#### T1 Traditional Neighborhood

One-, two- and multiple-family dwelling  
Most other RM2 uses  
Live-work unit  
Mixed residential and commercial use  
College, university, trade school, arts school  
Fraternal organization, lodge hall  
Museum  
Noncommercial recreation  
Utility/public service building\*  
Artist and photographer studio  
Business office, bank, insurance, real estate office  
Professional office, medical clinic  
Post office, photocopying  
Service businesses e.g. watch and shoe repair, tailor shop, barber, beauty shop  
Coffee shop, tea house\*  
Bed and breakfast

#### T2 Traditional Neighborhood

All T1 uses  
Hospital\*, veterinary clinic  
General retail, grocery, bakery, liquor store\*  
Drive through sales and services\*  
Laundromat, dry cleaning (retail outlet)  
Mortuary, funeral home  
Service business with a showroom or workshop\*  
Tattoo shop, tobacco products shop\*  
Restaurant\*, catering  
Hotel, inn  
Health club, indoor recreation\*  
Theater, assembly hall\*  
Auto convenience market, service station\*  
Limited production and processing\*  
Printing and publishing\*

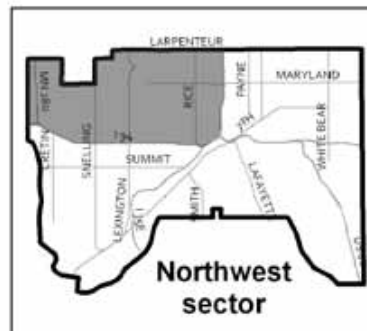
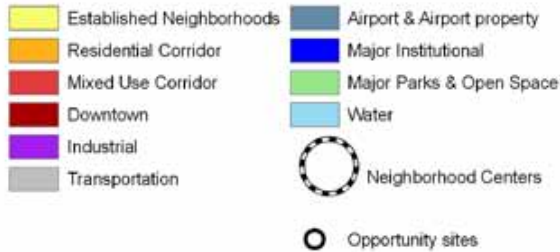
#### T3 Traditional Neighborhood

All T2 uses except drive-through sales/services  
Parking facility, commercial\*

# WABASH AVE ST. PAUL, MN

## FUTURE LAND USE

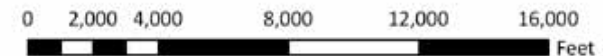
SITE →



### LAND USE DESCRIPTIONS

- Established Neighborhoods** (3-20 units/acre)  
 Predominately residential areas with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered within these neighborhoods. Also includes scattered neighborhood-serving commercial, service, and institutional uses at the juncture of arterial and collector streets.
- Residential Corridors** (4-30 units/acre)  
 Segments of street corridors that run through Established Neighborhoods; predominately characterized by medium density residential uses. Some portions of residential corridors could support additional housing.
- Mixed Use Corridors** (30-150 units/acre)  
 Primary thoroughfares through the city that are served by public transit (or could be in the future). Includes areas where two or more of the following uses are or could be located: residential, commercial, retail, office, small scale industry, institutional, and open space. Uses may be within a building or in buildings that are in close proximity.
- Neighborhood Centers** (30-150 units/acre)  
 Compact mixed use areas that historically developed adjacent to major intersections. They are served by transit and include two, or more, of the following uses: residential, commercial retail and office, small scale industry, institutional, and open space. Uses may be within a building or in buildings within close proximity.
- Downtown** (35-200 units/acre)  
 The core of the city, encompassing Planning District 17 and lying solely on the east bank of the Mississippi River. It includes a broad mix of uses, including government facilities, and both residential and commercial office uses at the highest densities in the city.
- Industrial**  
 Primarily manufacturing and/or the processing of products; could include light or heavy industrial land uses, large warehouse facilities, and/or utilities.
- Transportation**  
 Major highways and railroad corridors.
- Airport & Airport property**  
 Includes the Saint Paul Airport at Holman Field.
- Major Parks & Open Space**  
 Includes major parks and recreation areas, parkways, and regional parks.
- Major Institutional**  
 Includes all colleges and universities and significant public and nonprofit uses.
- Water**  
 Permanently flooded open water, rivers, and streams, including wetlands.
- Opportunity sites**  
 Areas identified in Policy 1.53 of the Land Use Plan and in small area plans for mixed use development or employment centers.

SEE ADDITIONAL NOTES FOR THIS MAP ON FIG. LU-N.





**MINNEAPOLIS**

**ST. PAUL**

**SITE**

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