



# BUILDING FOR SALE!



## PAYNE COMMERCIAL

747 Payne Avenue, St. Paul, MN 55130

**8,333 SF**

**COMMERCIAL  
CANNABIS  
CULTIVATION  
APPROVED**

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**Co**mmercial Equities Group  
— Investment Real Estate Services

# SPACE INFO

## Space 1: Heated

- White EPDM membrane roof adhered 2026 (barrel roof)
- 11' clear to bottom of truss; 17' to roof deck
- 9'3"x9'9" drive-in
- Restroom
- Phase 3 power

## Space 2: Non-heated

- New shingle roof (to be completed 2026)
- 9'3"x10'1" loading dock; 12' clear
- 220 amp with back up generator

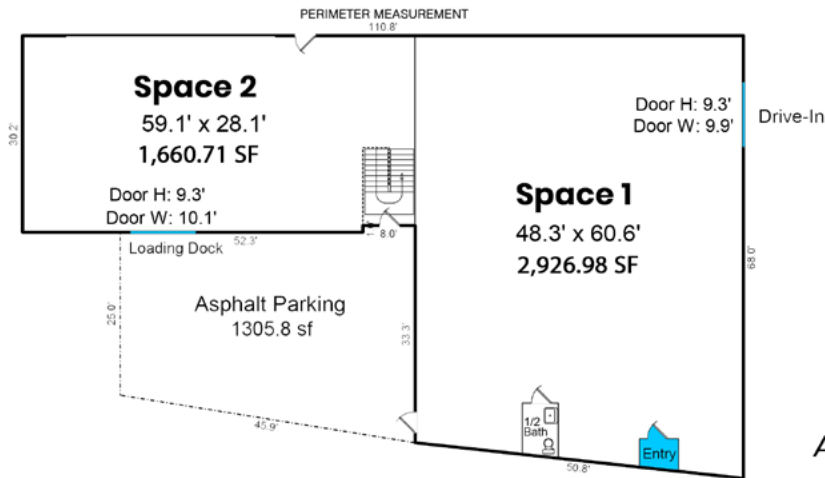
## Space 3: Non-heated

- Access ramp and storage area

## Space 4: Heated

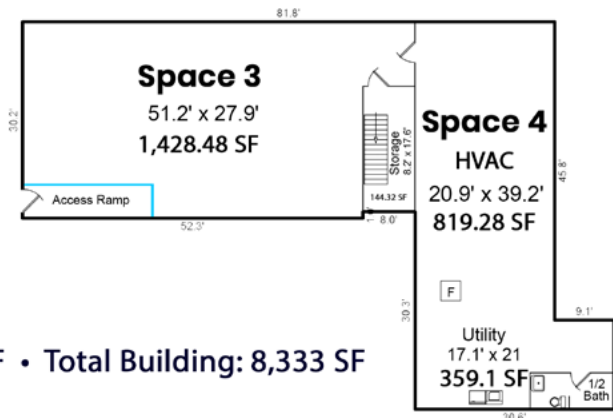
- HVAC location; updated in 2024
- Utility sink and restroom

**RSF**  
**First Floor**  
**4,587.69 SF**



*Approx. 3,234 RSF  
non-heated  
warehouse  
space*

*Approx. 4,105 SF  
of heated  
warehouse  
space*



**RSF**  
**Lower Level**  
**2,752.18 SF**

**Total RSF: 7,339.87 SF • Total Building: 8,333 SF**

Sketch by: Apex Sketch

**SALE PRICE: \$1,441,000 TAXES: \$18,066**

Seller financing available with substantial down payment

# THE PROPERTY

**Standalone cinder block and brick industrial commercial building (hard to find in the city) with off-street parking. Recent updates include lighting, HVAC, roofing, windows, and interior and exterior paint.**

- Parking: 4 asphalt spots, 2-3 on grass, plus street
  - Fenced in back area could be more parking
  - LED lighting and steel entry doors
  - HVAC updated 2024; new roofing to be completed 2026
  - New windows October 2023 and February 2026
  - Built in the 1800s on 0.1787 acres
- Website: [CEGspaces.com/payne](https://CEGspaces.com/payne)



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**PAYNE INDUSTRIAL • 8,333 SF**

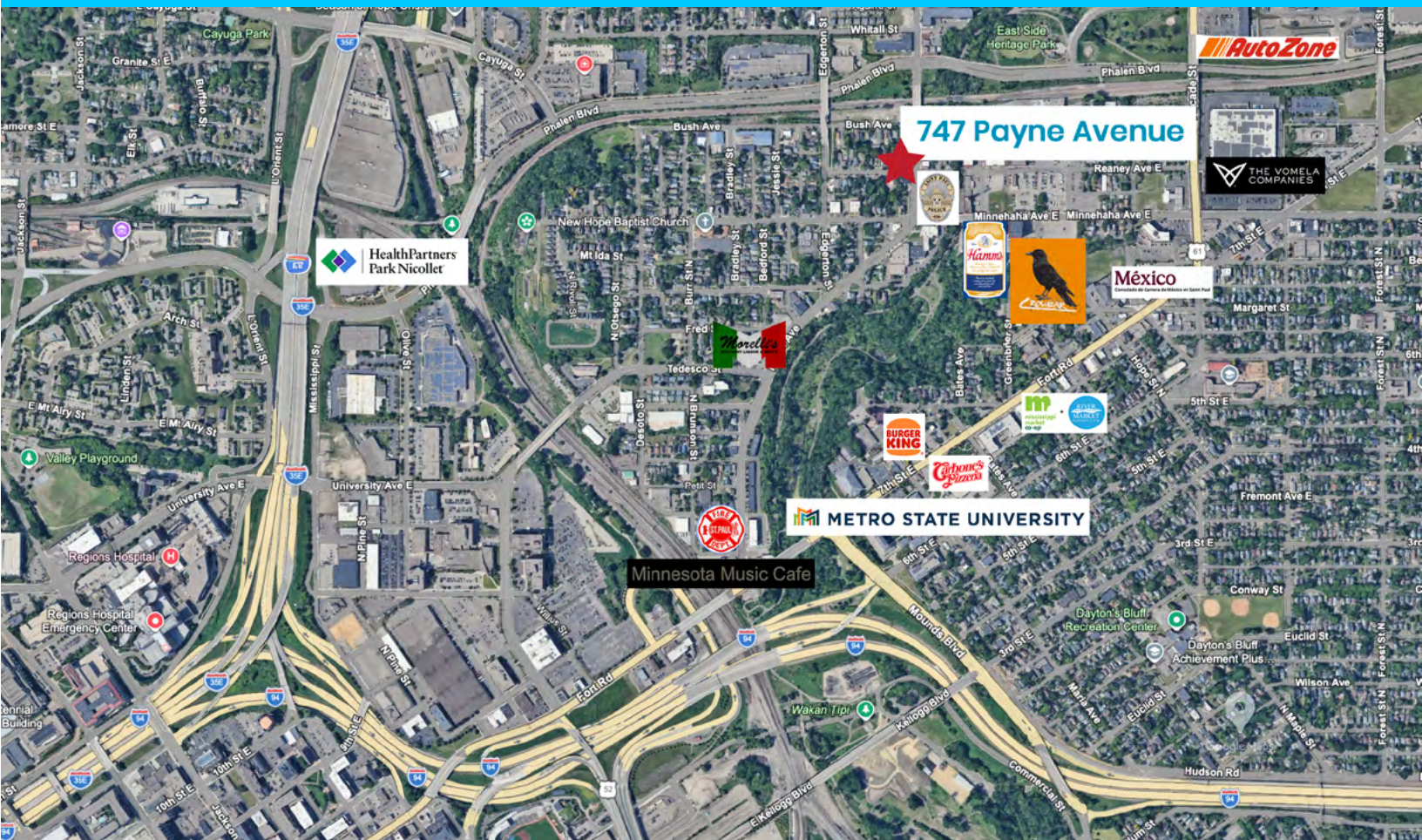
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# THE LOCATION

**Excellent logistical location and prime corner lot! Easy access to I-94, I-35E, and downtown St. Paul. Approved for industrial, retail, service, contractors, and more.**

- Phase 1 Environmental Assessment completed with no action needed
- Zoned industrial commercial (general retail, restaurant, grocery, service, light industrial, wellness center, health/sports club, storage, etc.)
- Limited Production and Processing (<15,000' of cannabis product manufacturing/cultivation)
- Across from the St. Paul Police Department, Eastern District Station on bustling corridor



**Note:** 747 Payne is part of the Payne Avenue Beautification Project, a community-focused streetscape improvement effort aimed at enhancing pedestrian safety, adding greenery and design elements, and supporting economic vibrancy along the Payne Avenue commercial corridor between Maryland Avenue and Phalen Boulevard.



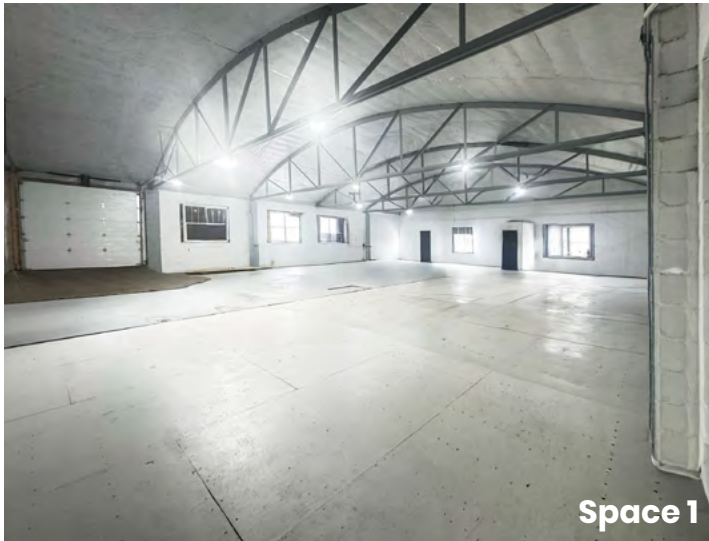
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# THE SPACE





**Saint Paul, the capitol of Minnesota, is located in Ramsey County, the second-most populous county in the state.**

**Ramsey County is a densely populated and urban with an estimated population of approximately 544,000 to 549,000 as of 2024–2026.**

**Key Demographic Data (Greater East Side)**

- Population: ~31,000–32,000
- Racial Composition: Roughly 30–35% Asian, 30–37% White, 10–17% Black, and 11–16% Hispanic
- Age: The average age is around 34, indicating a mix of families and young residents
- Housing: Approx. 63% of residents own their homes, (median value \$238,992), and 37% rent
- Income: Median household income is approximately \$62,000–\$77,000, which is higher than the overall St. Paul median

**Metropolitan Council Projections**

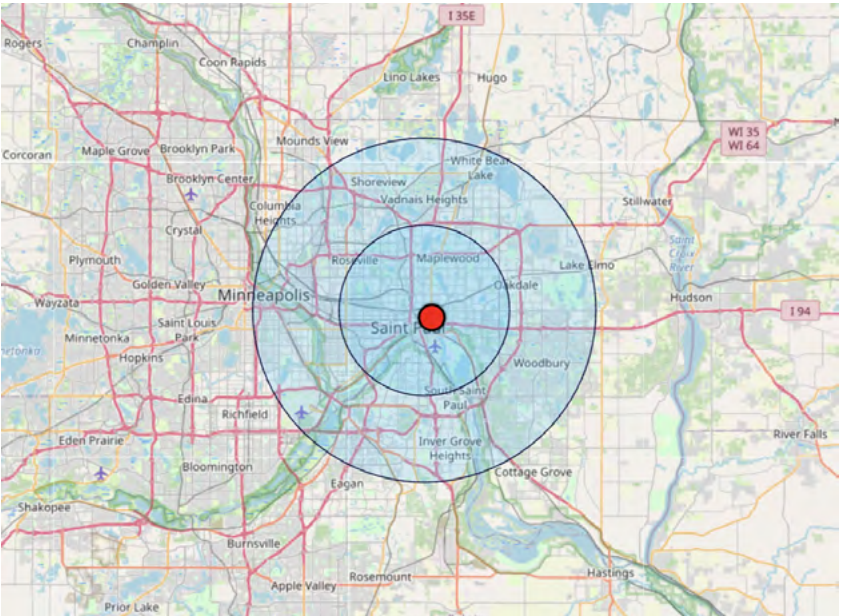
- The broader East Side is expected to see a significant increase in residents and jobs by 2040
- The city’s policy is to manage this growth through multimodal transit (like the Gold Line and improved bus service) rather than expanding road capacity

**Traffic Count & Traffic Corridors**

- Payne Avenue (at Minnehaha Avenue E): Approximately 5,200 to 5,500 vehicles per day
- Minnehaha Avenue East (near Payne Avenue): Approximately 6,000 to 6,500 vehicles per day

**Other nearby important traffic corridors in the East Side include:**

- Phalen Boulevard: A key industrial and commercial connector connecting the East Side with downtown, as indicated in the Northeast Corridor Development Plan
- East 7th Street: A primary artery running through the heart
- Maryland Avenue: An important east–west connector, also a focus of the Bronze Line project for better, faster service



5 & 10 mile radius