

WHITE CASTLE DISTRICT OFFICE

800 Vandalia Street | Saint Paul, MN | 55114



20,646 SF of Office and Warehouse Space

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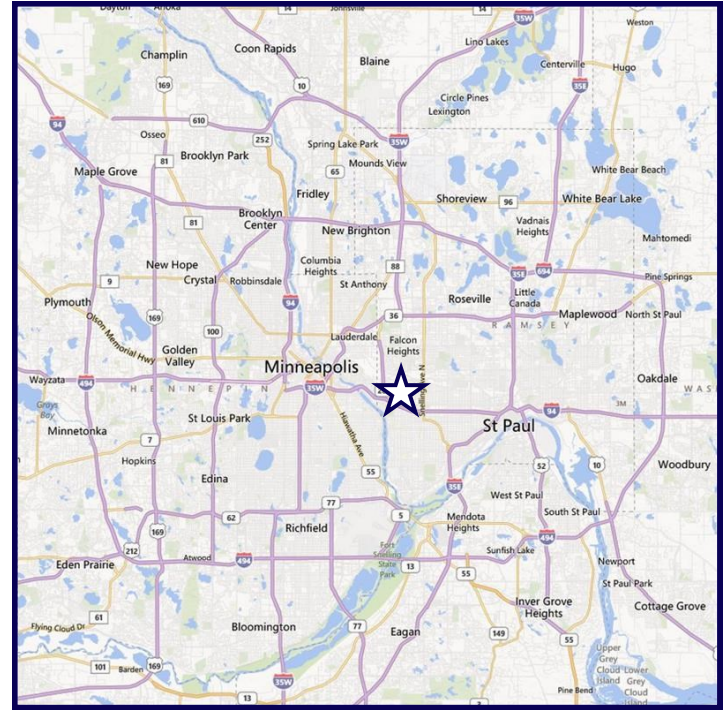
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PROPERTY INFORMATION

ADDRESS	800 Vandalia Street
CITY, STATE	Saint Paul, MN 55114
BUILDING SIZE	20,646 SF
YEAR BUILT	1952
LOT SIZE	0.68 Acres
SALE PRICE	\$1,200,000
ASKING RENT	Negotiable
PARKING	15 Spaces
GENERAL USE	Industrial
COUNTY	Ramsey
MARKET	Northeast
ZONING	I2 General Industrial



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	11,201	161,782	448,057
MEDIAN HH INCOME	\$38,288	\$44,058	\$42,371
AVERAGE HH INCOME	\$58,824	\$65,674	\$62,281
MEDIAN AGE	30.3	29.0	32.2

COMMENTS

- Located in Midway Industrial Park.
- Excellent access to and from major highways including Highway 280 and I-94.
- 16,066 SF first floor with 780 SF of finished mezzanine space.
- 3,630 SF of office and mezzanine space.
- 1,866 SF freezer and 102 SF cooler.
- 18 foot ceilings in the warehouse.
- 3,800 SF basement.
- Convenient location to both Minneapolis and St. Paul.



TRAFFIC COUNTS

VANDALIA STREET	3,600 vpd
UNIVERSITY AVE	27,800 vpd
I-94	161,000 vpd

