

# FOR SALE



## MONARCH

COMMERCIAL REAL ESTATE



# 901 ATLANTIC ST, ST PAUL

**KYLE KALIVODA**

DIRECTOR

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## PROPERTY HIGHLIGHTS:

- Excellent owner/user opportunity!
- 1 drive-in (14' x 12')
- 12' clear height
- LED lighting throughout shop/warehouse
- Energy efficient – well insulated + solar installed
- Zoned I-1 Industrial, supporting many uses



<b>Address</b>	901 Atlantic St, St. Paul, Minnesota 55106
<b>Building Size</b>	11,282 Sq.Ft
<b>Lot Area</b>	0.34 Acres
<b>Clear Height</b>	12'
<b>Drive In</b>	14' x 12'
<b>Power</b>	200A, 240v, 3 phase
<b>Zoning</b>	I-1: Light Industrial
<b>Sprinkler</b>	Fully Sprinklered
<b>2024 Taxes</b>	\$15,970
<b>Sale Price</b>	Negotiable

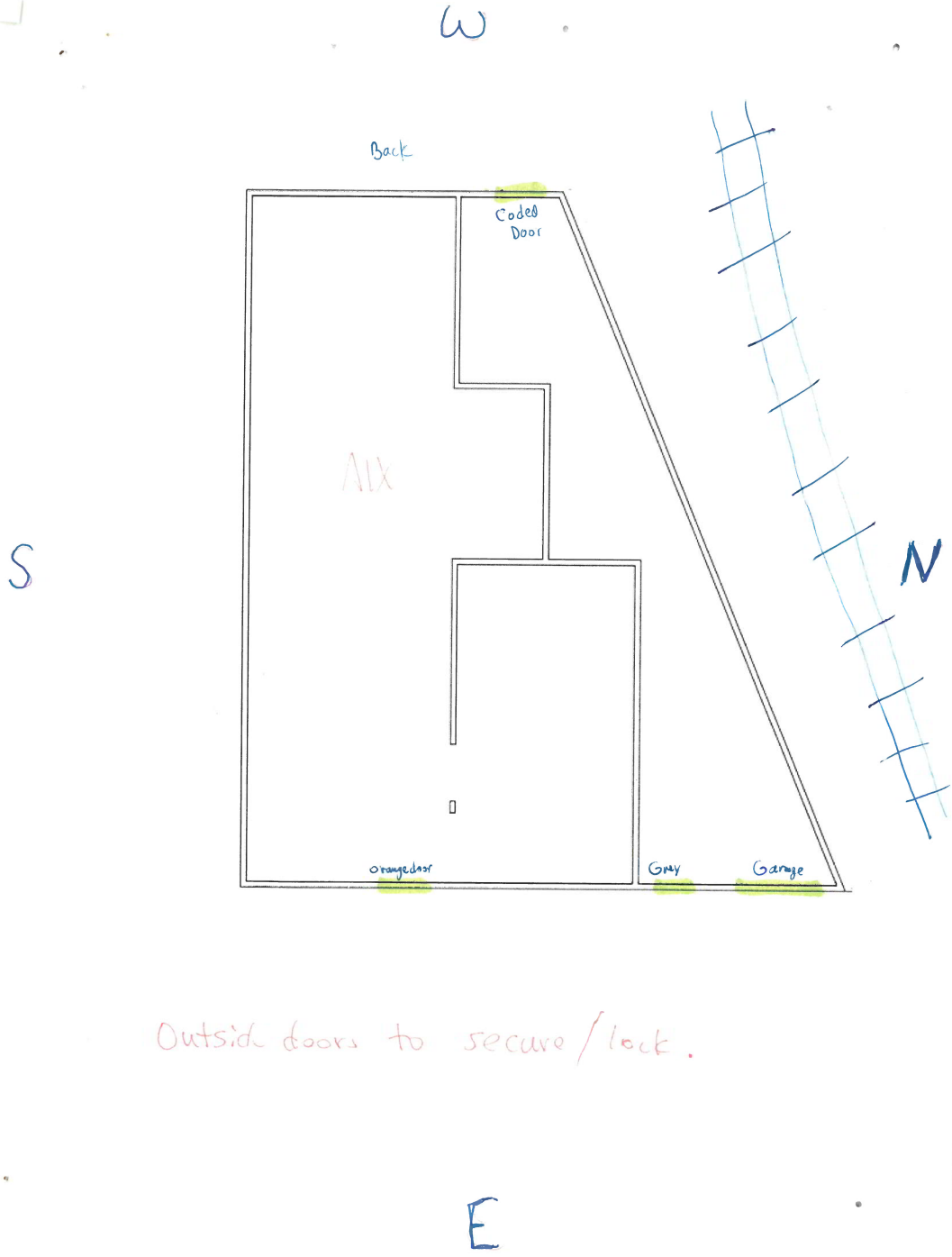
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# FLOOR PLAN

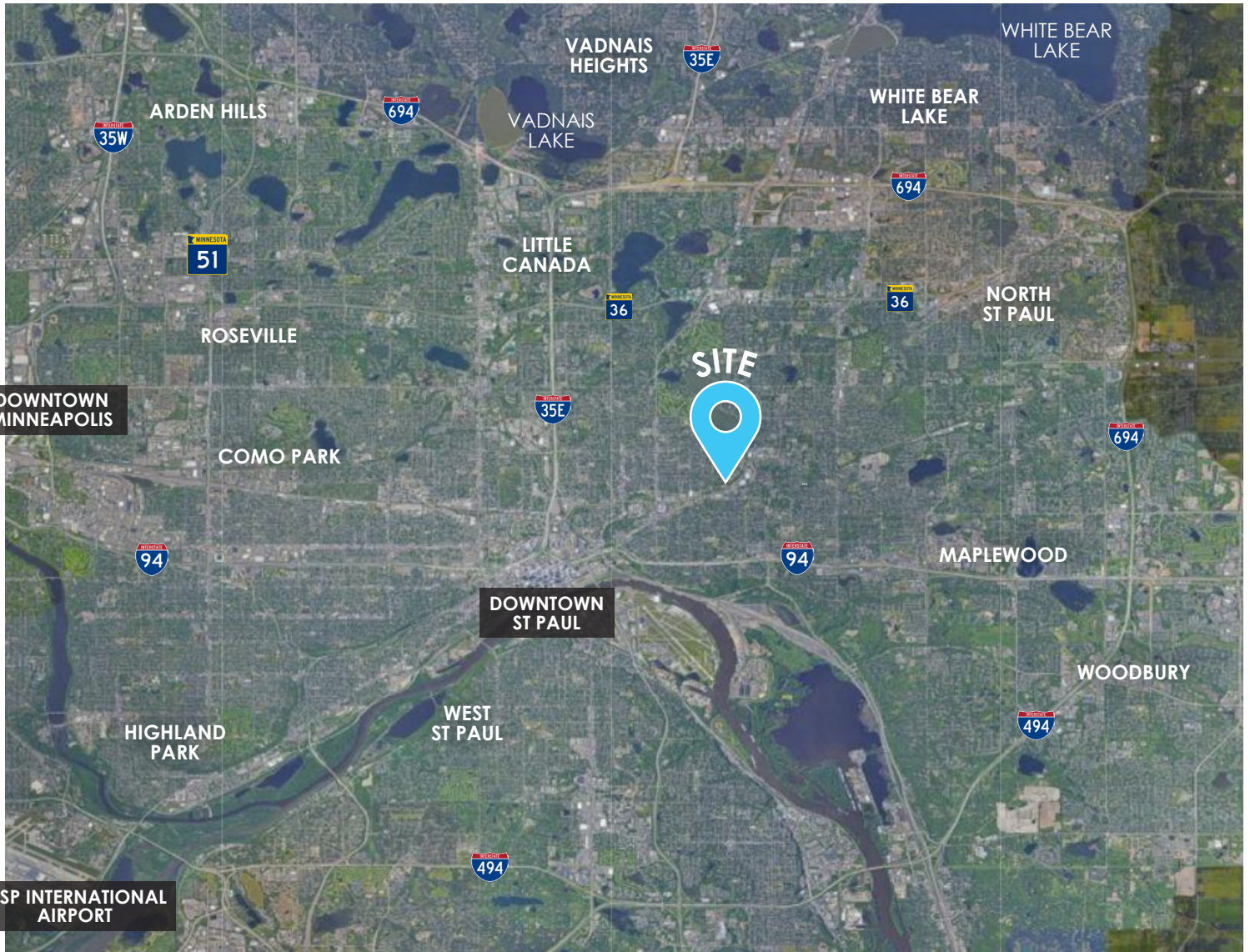


Outside doors to secure/lock.

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# AERIAL MAP



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