

# ASSEMBLY

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**1503 Hamline Ave N  
St. Paul, MN**

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**FOR SALE**



# 1503 Hamline Ave N

Freestanding commercial building for sale in the heart of St. Paul's Como neighborhood. Currently operating as a preschool with a two-bedroom second floor apartment. Sale includes two PIDs.

Great opportunity to own in an ideal location. Owner's retirement precipitates the sale of this well maintained and loved property, currently licensed for 40 students and operating.

Purchase of business is a possibility.



# 1503 Hamline Ave N

**PRICE: \$995,000**

1503-1505 Hamline Ave N, St. Paul, MN 55108

Parcel ID: 222923240104 | 2023 Tax: \$14,306

**Year Built: 1922**

**Building Area: 5,350 Total SF**

- 2,350 SF main
- 1,500 SF 2nd floor, two-bedroom apartment
- 1,500 SF basement

**Land Area: 9,215 SF; 0.21 acres**

**Zoning: B1 Local Business**

**Parking: 4 on-site parking spaces**





Main Floor

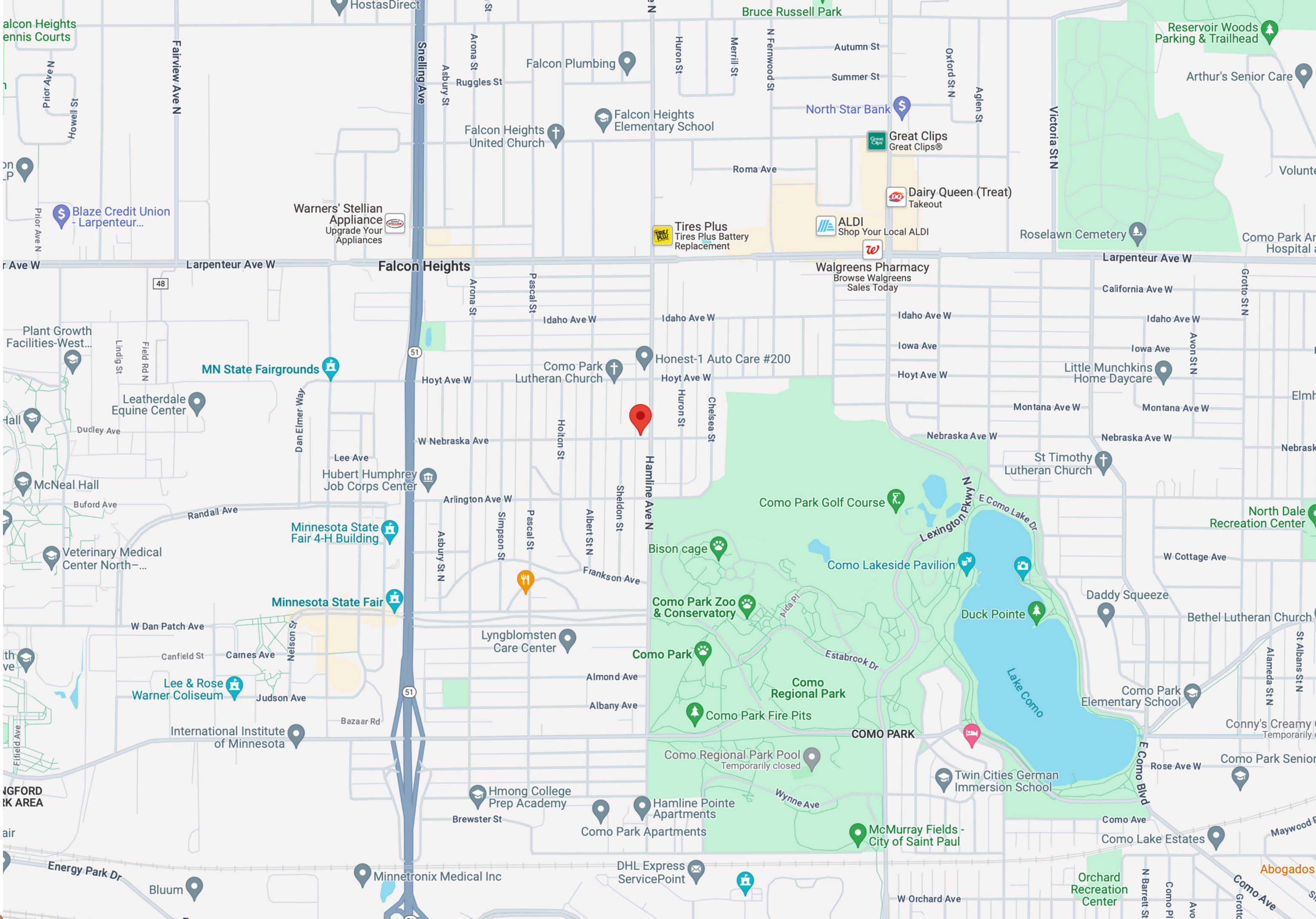


2nd Floor Apartment





# Como Neighborhood



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