

**For Sale or  
Lease**

**651 & 655 University Ave  
Saint Paul, MN 55104**



## PROPERTY DETAILS

**Asking Price:** \$475,000

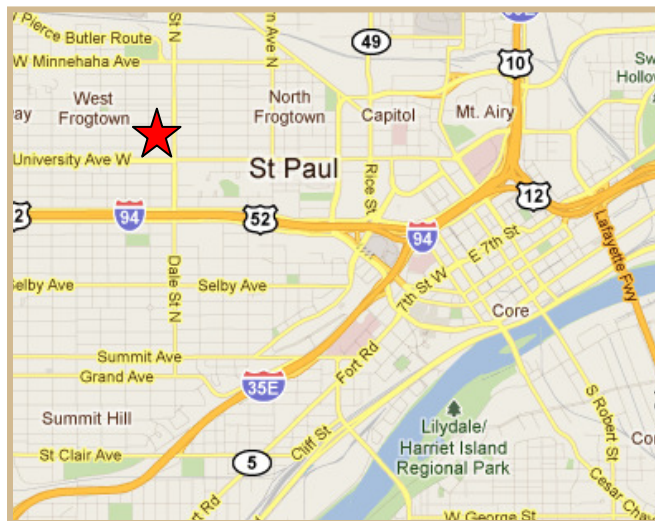
**Lease Rate:** Negotiable

**Building Size:** 5,910 SF  
1,996 SF First Floor  
1,722 SF Second Floor

### Highlights:

- 14 off-street parking spaces
- 1 roof top HVAC unit
- New boiler

## LOCATION



7300 Hudson Blvd., Suite 210  
Oakdale, MN 55128  
Main | 651-731-0708  
Fax | 651-735-1228  
www.crossroadsproperties.net

**MARK YOUNG**  
*Vice President, Sales and Leasing*  
Direct | 651-233-2435  
Mobile | 651-307-2371  
myoung@crossroadsproperties.net

**JIM EDBERG**  
*Vice President, Sales and Leasing*  
Direct | 651-233-2436  
Mobile | 612-867-8877  
jedberg@crossroadsproperties.net

**CROSSROADS  
PROPERTIES**