

Retail space ~ For Lease

Clothesline Laundry Center

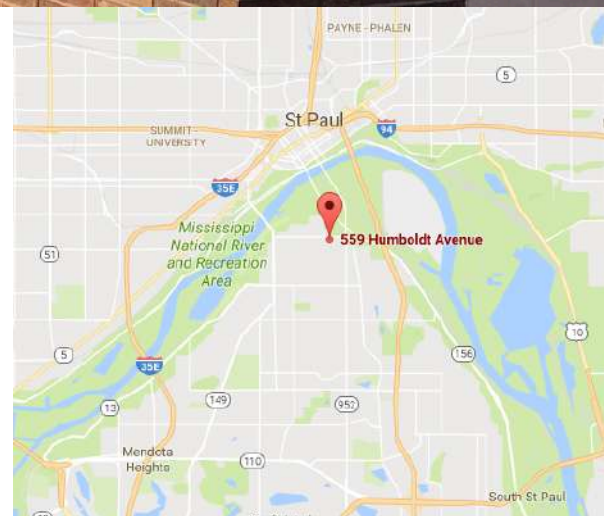
1842 Oakdale Ave., West St. Paul, MN 55118



Facts

A great little space in a newly remodeled neighborhood retail center. Fully remodeled suite. Perfect for a small gym, yoga studio, massage/spa, consignment/antique shop, coffee/tea, hair salon, music studio, or general office.

Co-tenants include a newly remodeled laundromat and a busy mercado. New ownership ready to work with a quality tenant.



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Apex Commercial Properties, LLC
155 S. Wabasha Street, #115
St. Paul, MN 55107

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Property Details

Suite Size

920 sf

Building Size

8,000 sf

Modified Gross Lease Rate

\$1,350/month plus snow removal

Zoning

B-2, Neighborhood Business

Parking

Abundant off-street parking

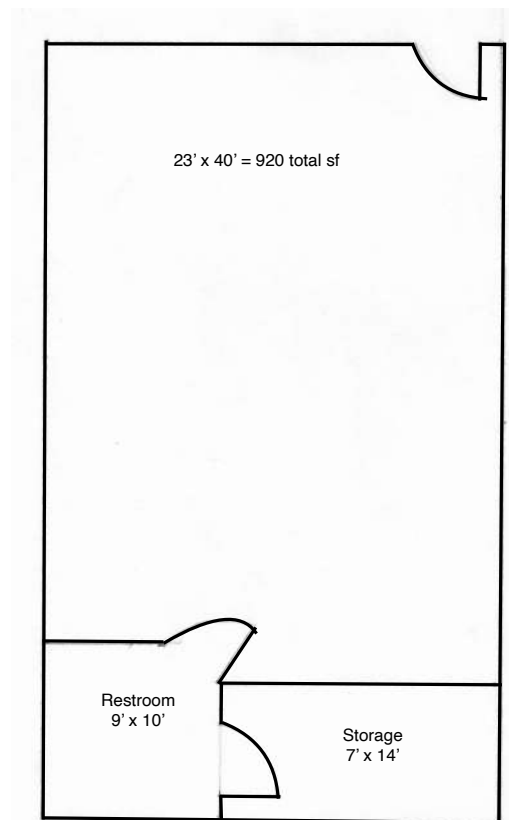
Area Demographics (2020 est)

• Population

1- Mile 7,006
3- Mile 48,096

• Average Household Income

1-Mile \$64,209.13
3-Mile \$64,499.39
5-Mile \$70,427.25



Information is from sources deemed reliable. However, no warranty or representation is made as to its accuracy or completeness.

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B-2 NEIGHBORHOOD BUSINESS DISTRICT

§ 153.155 PERMITTED USES.

Within the B-2 Neighborhood Business District, no structure or land shall be used except for one or more of the following uses, or uses deemed similar by the City Council:

- (A) Any permitted use regulated in the B-1 District, § [153.140](#); and/or
- (B) The following neighborhood retail sales and service businesses supplying commodities or performing a service primarily for residents of the surrounding neighborhood:
 - (1) Antique store;
 - (2) Appliance store;
 - (3) Art and school supply store;
 - (4) Bakery good sales and baking of goods for retail sales on premises;
 - (5) Bank;
 - (6) Bicycle sales and repair;
 - (7) Books, new or used, office supply and stationery store;
 - (8) Camera and photographic supply store;
 - (9) Candy, ice cream, popcorn, nuts, frozen desserts and soft drink shop but not of the drive-in type or with a drive-through;
 - (10) Clothing store;
 - (11) Delicatessen and/or dairy store;
 - (12) Drugstore;
 - (13) Dry cleaning and laundry pick up stations including incidental pressing and repair;
 - (14) Health club under 4,000 square feet;
 - (15) Florist store;
 - (16) Gift shop;
 - (17) Grocery store;
 - (18) Hardware store;
 - (19) Hobby or craft store including handicraft classes not to exceed ten students;
 - (20) Jewelry sales and repair store;
 - (21) Laundromat of self service type;
 - (22) Library;
 - (23) Massage therapy services;
 - (24) Meat market, but not including processing for a locker;
 - (25) Music store;
 - (26) Newsstand;
 - (27) Paint, wallpaper sales;
 - (28) Picture framing store;
 - (29) Pipe and tobacco store;
 - (30) Restaurant, café, tea room;
 - (31) Shoe sales and repair;
 - (32) Small appliance repair;
 - (33) Sporting goods store;
 - (34) Tailor shop;
 - (35) Tanning salon;
 - (36) Reflexology services; and
 - (37) Spa.

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