

# FOR SALE MIXED USE COMMERCIAL

## Arts Venue • Performance Space • Residence Studio • Workshop • Office • Retail



## Listed For \$600,000

**677 HAMLINE AVE N & 1342 VAN BUREN AVE ST PAUL, MN 55104**

**A very unique property consisting of a commercial building with an attached single family home...ready for a buyer with a new creative vision!!**

The commercial building has been meticulously renovated and remodeled into an intimate, well-equipped theater/performance space (currently Dreamland Arts). The single family residence is a 2+ bedroom, 2 bathroom home that is attached to the commercial building through an underground passageway!

Located in a quiet and convenient corner of the Hamline-Midway neighborhood, this versatile property is a short walk from public transit, restaurants, coffee shops, retail, schools, and parks. Zoned T2 (Traditional Neighborhood), the property can be used for a variety of creative businesses (theater, studio, gallery, maker space, retail), with an attached house that can be used as a residence, rental unit, or office space.

- Light rail and bus lines within a few blocks
- Ample free on street parking
- Nearby schools: Friends School, Galtier Early Learning Hub, Great River School, Hamline Elementary, New Century School, Truth Prep Academy, Career Pathways, Central HS, Gordon Parks HS, HSRA, Leap HS, Concordia University, and Hamline University
- Nearby Food & Drink: Black Hart of St Paul, Black Sea Restaurant, Checkerboard Pizza, Fasika, Ginkgo Coffeehouse, Groundswell, Master Noodle, Mirror of Korea, Pho Pasteur, Sabrina's, Snelling Cafe, Sole Cafe, Turf Club



**KRISTIN PICKERING** | Broker • GRI • ABR • SFR  
[kristin@kristinpickering.com](mailto:kristin@kristinpickering.com)



# COMMERCIAL SPACE



677 HAMLINE AVE N, ST PAUL, MN 55104

Brick Exterior   Built in 1974	
Finished Square Feet	3504
Zoned T2, Traditional Neighborhood	
2022 Taxes	\$8,128
Lot size	40 x 125
Electrical Service	200 AMP
Security System   Sprinkler System	
Forced Air Furnace	2007
Central Air Conditioning	2007
Roof	2015
Water Main Replacement	2015
Asphalt & Cement Work in Alley	2018
Drain Tile (South and West walls)	2023
Gas & Electric	\$320 per month
Water (combined w/house)	\$75 per month
Trash (combined w/house)	\$35 per month
Ample On Street Parking	

## MAIN LEVEL THEATER

Capacity	40 seats
Stage area	30 x 22
Ceiling height	10 feet
Wood floor	
Two accessible Half Baths	

## LOWER LEVEL

Green Room, Meeting room, Practice Space	27 x 32
Storage and Workshop Space	27 x 22
Kitchenette	
Half Bath	
Tunnel to House	

## TECHNICAL INFORMATION

### Audio

2 Peavey powered speakers (PR 10P Powered bi-amplified two-way speaker system)  
10-channel mixer (Behringer Xenyx 1002B Mixer)  
1 Shure vocal corded mic  
1 Audio Technica wireless handheld mic.  
2 mic. stands  
1 music stand  
2 conductor stands

### Lights

12 6x9 ellipsoidals  
6 Fresnels  
Light board 2-scene 16 channels (Leviton MC 7016)  
5 DMX dimmer packs (600W per channel)  
All plugs are Edison plugs, and there are two 20 amp circuits that power the lights.

### Video

Laptop hook up ready with HDMI cable  
Epson Powerlite 1761 WXGA 3LCD projector  
12' wide screen (the back wall is painted white)

# 1342 VAN BUREN AVENUE, ST PAUL, MN 55104



Cheerful and bright Craftsman Style one & a half story bungalow with a stucco and wood exterior, all ready for owner occupation, or to generate rental income!

Gorgeous natural woodwork, built ins, and oak floors. Two bedrooms and a full bathroom on the main floor. The large finished upper level expansion has many uses, but is non-conforming as a bedroom due to ceiling height under 7 feet. The entire lower level is semi-finished, with a 3/4 bath and a large room that just needs flooring and an egress window to be a 4th bedroom.

The residential building is connected to the the commercial building via a lower level tunnel. The house and commercial space have separate gas & electric service, but share water, sewer, and trash service. Attic knee walls had insulation added in 2017.

Year Built	1922
Finished Square Feet	1381
Foundation Size	768
Above Ground FSF	1108
Below Ground FSF	273

Forced Air Furnace	2013
Water Heater	2013
Attic Insulation	2017
Washing Machine	2018
Storage Sheds (2)	2019

Gas & Electric \$207/mo.

## MAIN LEVEL

Porch	7 x 12
Living Room	12 x 12
Dining Room	11 x 12
Kitchen	9 x 11
Bedroom 1	12 x 11
Bedroom 2	12 x 11
Full Bath	7 x 7

## UPPER LEVEL

Bedroom 3	10 x 32
Non-conforming, low ceiling	
Walk In Closet	

## LOWER LEVEL

Bedroom 4	11 x 15
Non-conforming, no egress	
3/4 Bath	6 x 9
Laundry	9 x 13
Utility Room	8 x 14
Tunnel to Commercial Building	

# 1342 VAN BUREN AVENUE, ST PAUL, MN 55104



Living Room and Dining Room



Living Room



Front Porch



Bedroom 2



Bedroom 1

# 1342 VAN BUREN AVENUE, ST PAUL, MN 55104



Kitchen



Upper Level Bedroom 3



Lower Level Room Set Up as Bedroom 4



Lower Level Room Set Up as Office

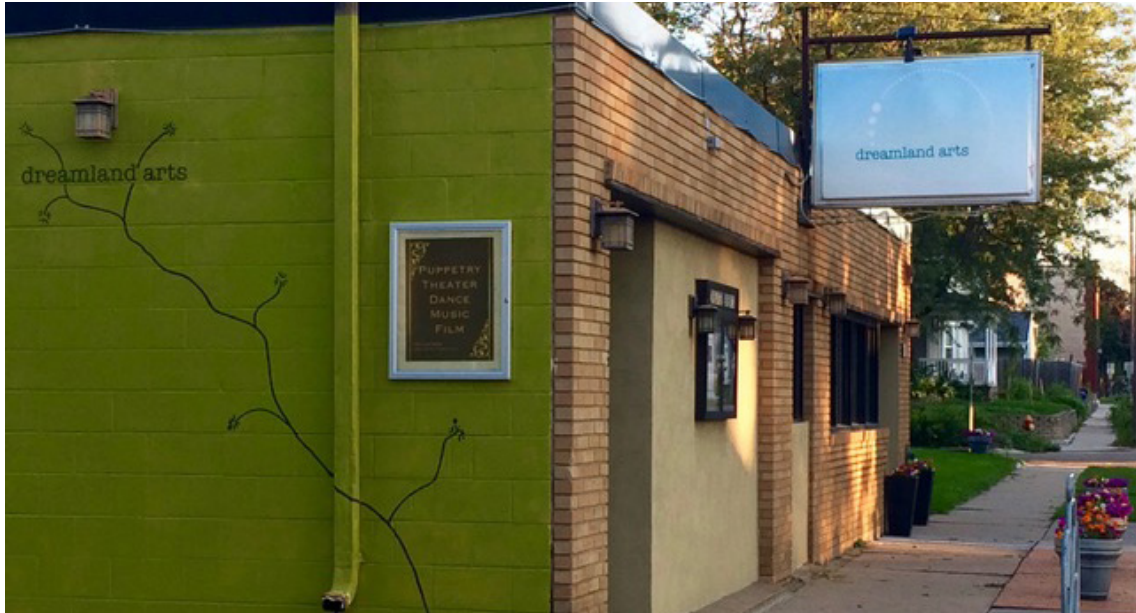


Main Level Full Bath



Lower Level 3/4 Bath

# 677 HAMLINE AVE N, ST PAUL, MN 55104



View from the South



View from the North



Main Entrance



Lobby



Bathrooms and Water Fountains

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View of Stage



Stage with Projection Wall



Theater Seating



Theater Seating



Lower Level Meeting Room

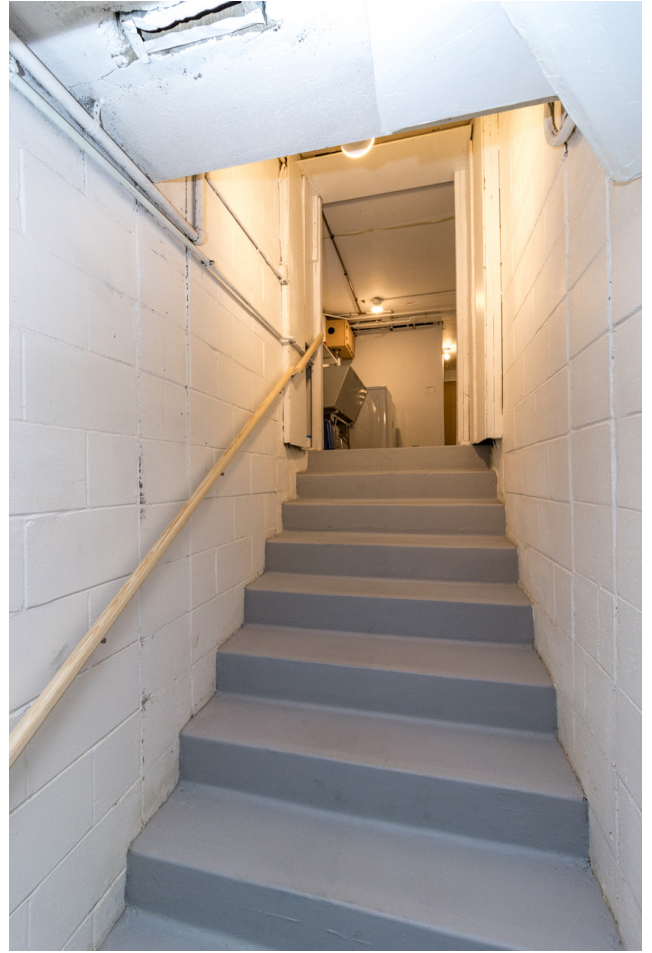


Lower Level Hallway

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Workshop and Storage Area



Tunnel/Passage between Buildings



Workshop and Storage Area



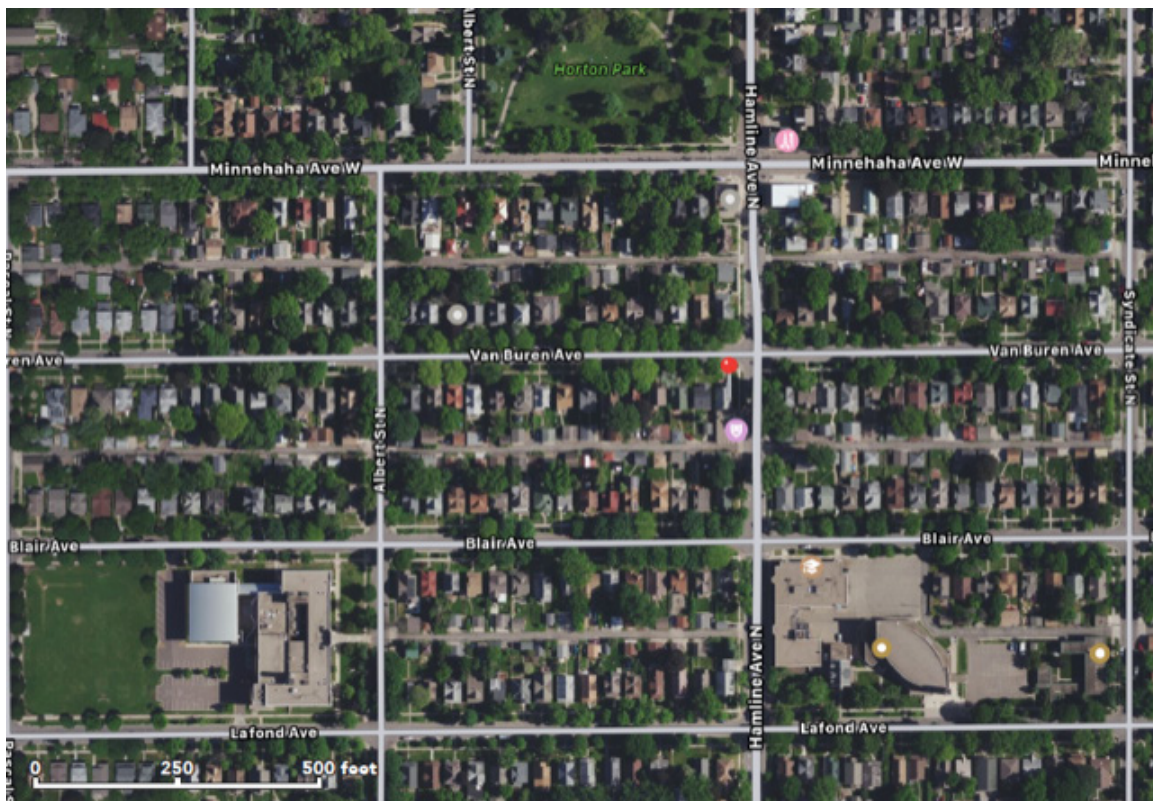
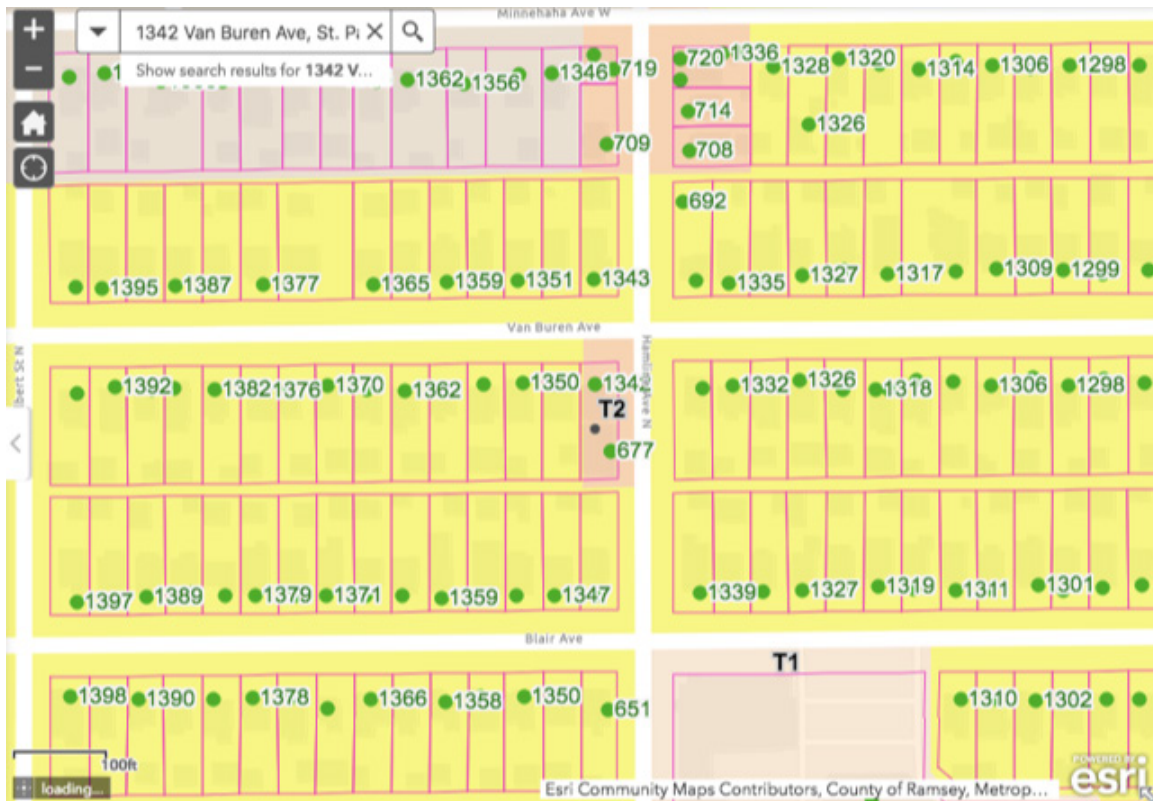
Mechanicals



Kitchenette and Half Bath

## ZONING DISTRICT T2

The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.





## CITY OF SAINT PAUL

*Christopher B. Coleman, Mayor*

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

# SUMMARY OF USES ALLOWED IN SAINT PAUL ZONING DISTRICTS, 2011

## RESIDENTIAL DISTRICTS

### **RL, R1, R2, R3, R4 One-Family**

One-family dwelling  
Carriage house dwelling (historically existing)\*  
Cluster residential development\*  
Reuse of structures over 9,000 sq. ft.\*  
Home occupation  
Community residential facility (≤6 residents)  
Day care  
School, library, park, church  
Rectory, convent  
College, university\*  
Cemetery\*  
Golf course, noncommercial recreation\*  
Utility/public service building\*  
Yard waste site, municipal\*  
Bed and breakfast (one guest room)  
Agriculture\*

### **RT1 Two-Family**

All R1-R4 uses  
Two-family dwelling  
Bed and breakfast\*

### **RT2 Townhouse**

All RT1 uses  
Three- and four-family dwelling  
Townhouse  
Community residential facility\*

### **RM1 Multiple Family**

All RT2 uses  
Multiple-family dwelling (≤3 stories)  
Rooming and boarding house\*

### **RM2 Multiple Family**

All RM1 uses  
Multiple-family dwelling (≤5 stories)  
Nursing home\*  
Accessory retail service and office uses\*  
Elderly housing support services

### **RM3 Multiple Family**

Most RM2 uses except 1-2 family dwellings  
Multiple-family dwelling (any height)

## TRADITIONAL NEIGHBORHOOD DISTRICTS

### **T1 Traditional Neighborhood**

One-, two- and multiple-family dwelling  
Most other RM2 uses  
Live-work unit  
Mixed residential and commercial use  
College, university, trade school, arts school  
Fraternal organization, lodge hall  
Museum  
Noncommercial recreation  
Utility/public service building\*  
Artist and photographer studio  
Business office, bank, insurance, real estate office  
Professional office, medical clinic  
Post office, photocopying  
Service businesses, e.g. watch and shoe repair,  
tailor shop, barber, beauty shop  
Coffee shop, tea house\*  
Bed and breakfast

### **T2 Traditional Neighborhood**

All T1 uses  
Hospital\*, veterinary clinic  
General retail, grocery, bakery, liquor store\*  
Drive through sales and services\*  
Laundromat, dry cleaning (retail outlet)  
Mortuary, funeral home  
Service business with a showroom or workshop\*  
Tattoo shop, tobacco products shop\*  
Restaurant\*, catering  
Hotel, inn  
Health club, indoor recreation\*  
Theater, assembly hall\*  
Auto convenience market, service station\*  
Limited production and processing\*  
Printing and publishing\*

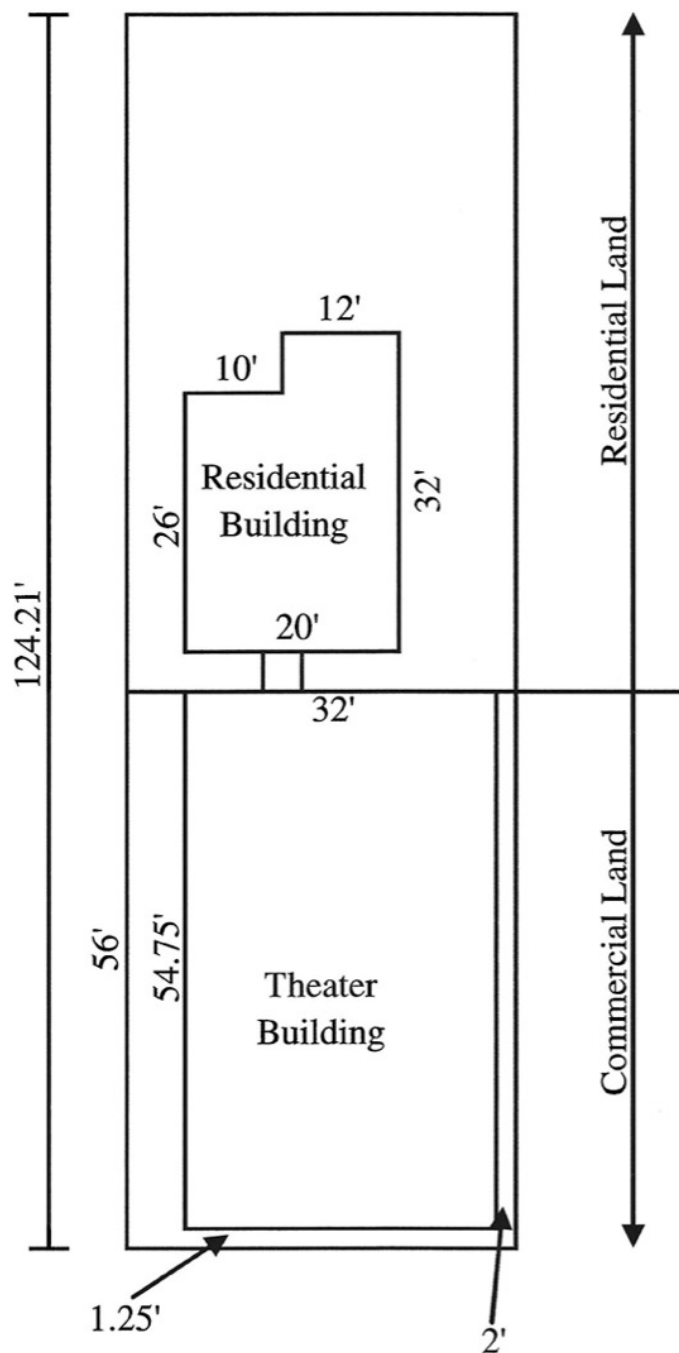
### **T3 Traditional Neighborhood**

All T2 uses except drive-through sales/services  
Parking facility, commercial\*

### **T4 Traditional Neighborhood**

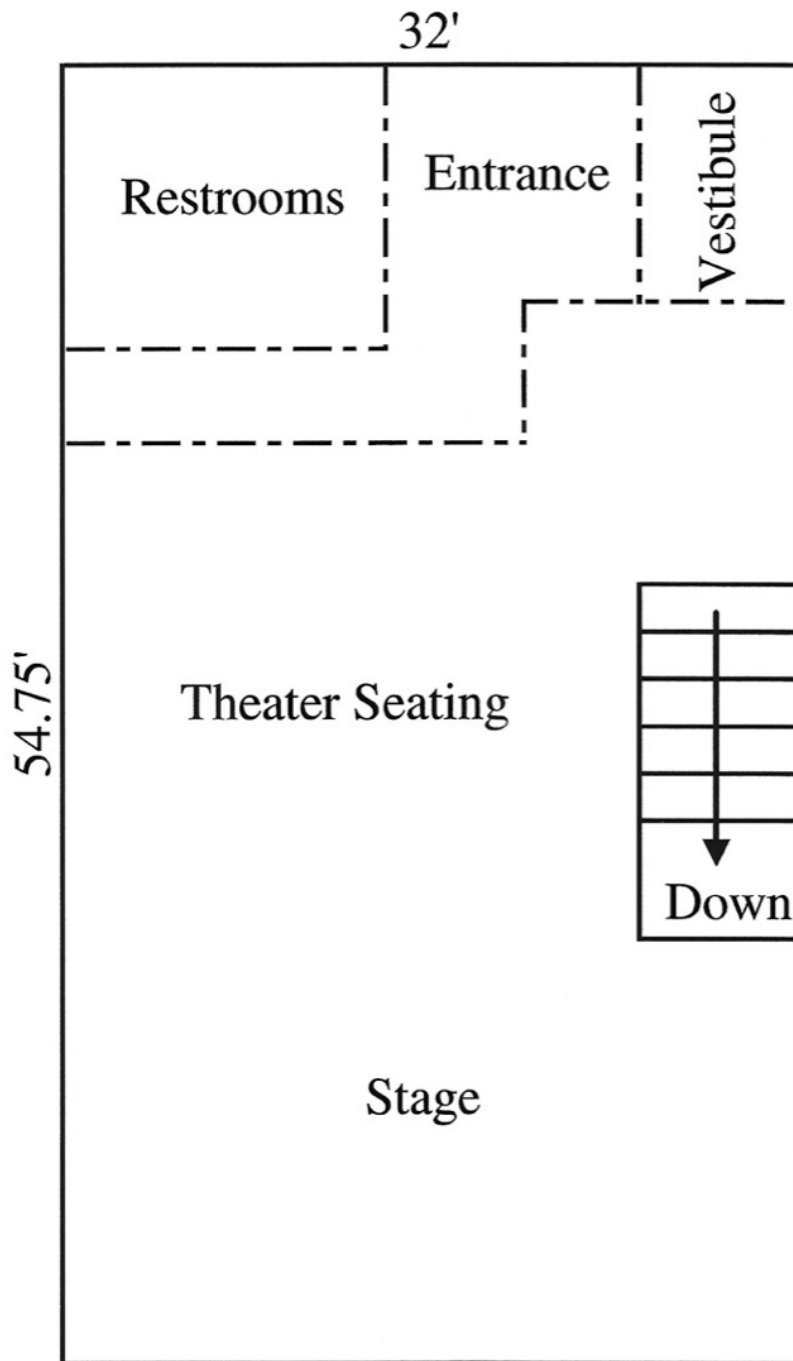
Most T3 uses except 1-2 family dwellings, auto  
convenience market and auto service station

N↑



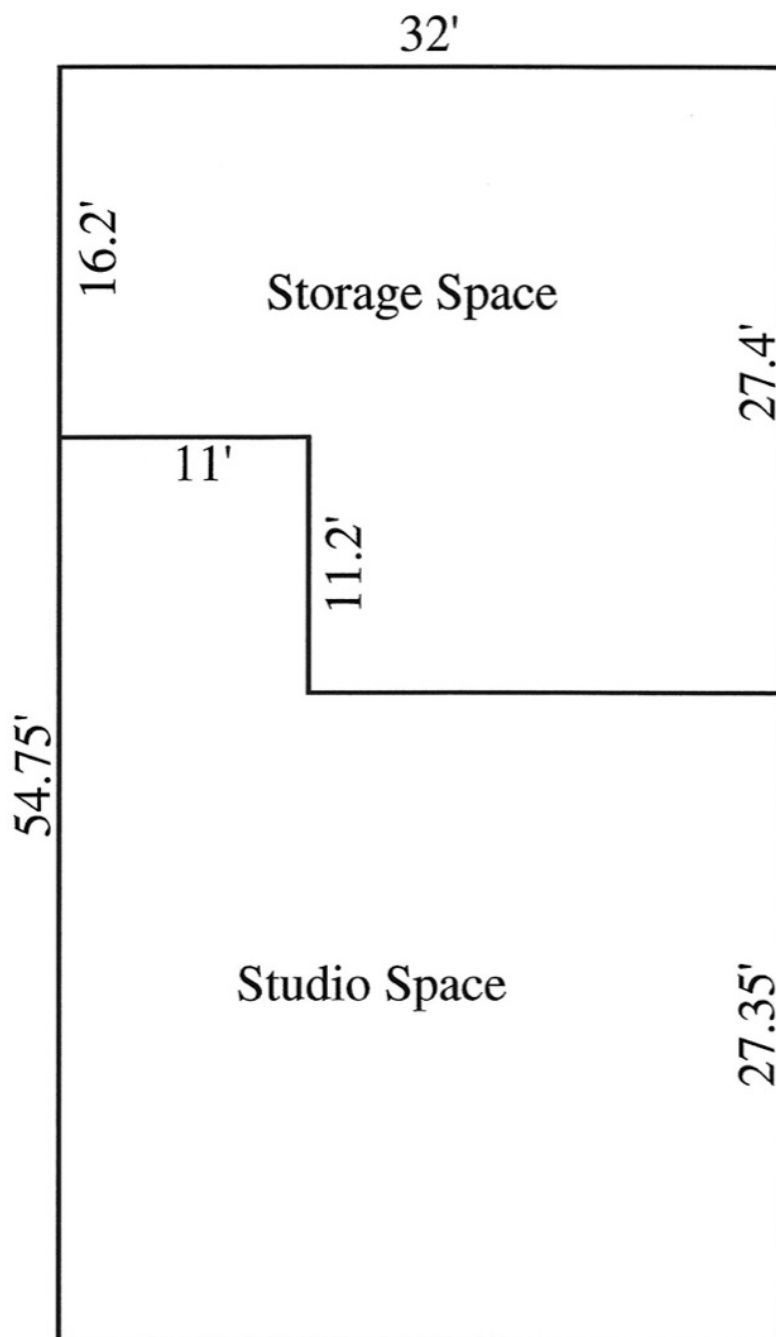
Site Sketch

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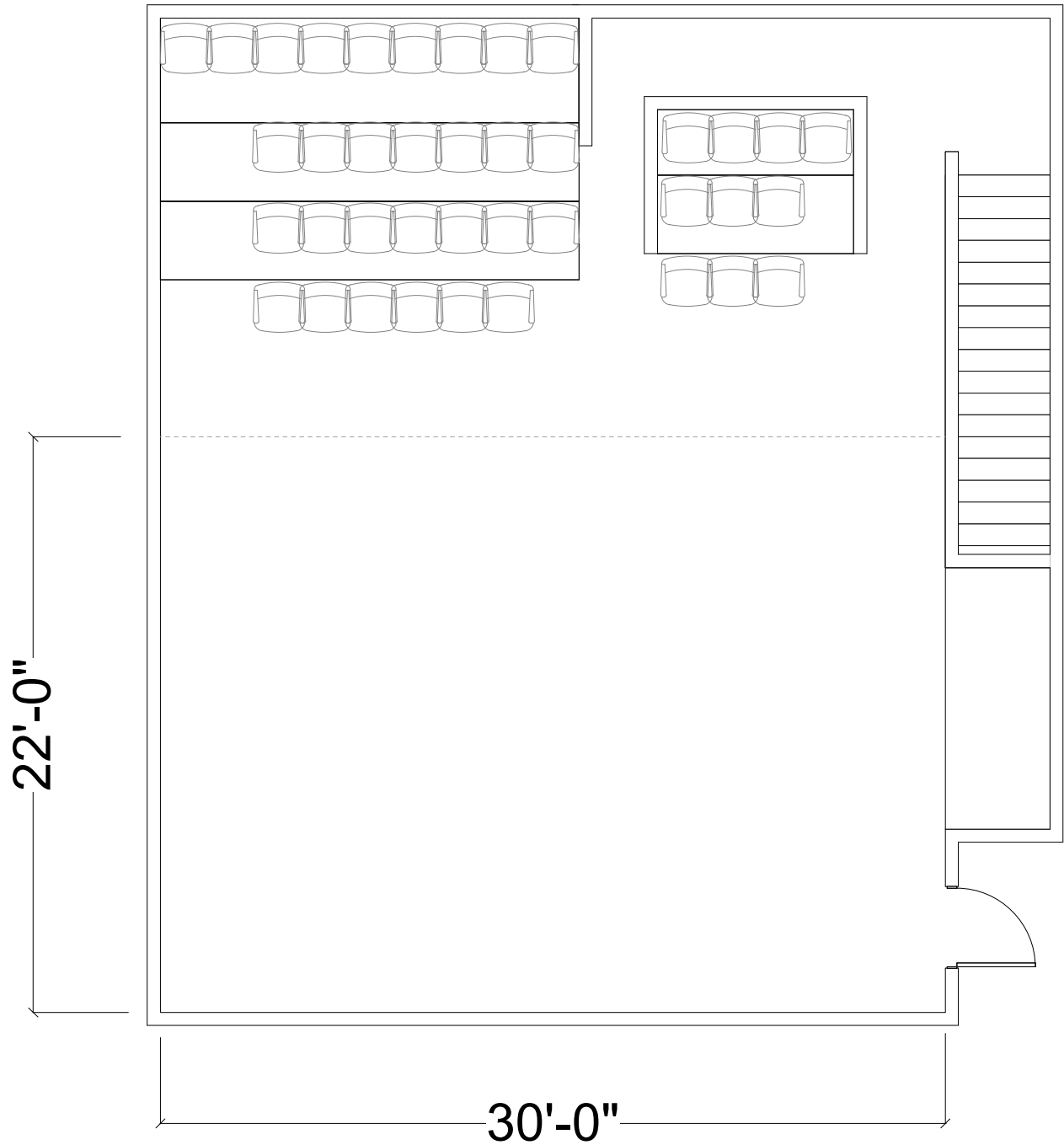
**1<sup>st</sup> Floor Plan Sketch**

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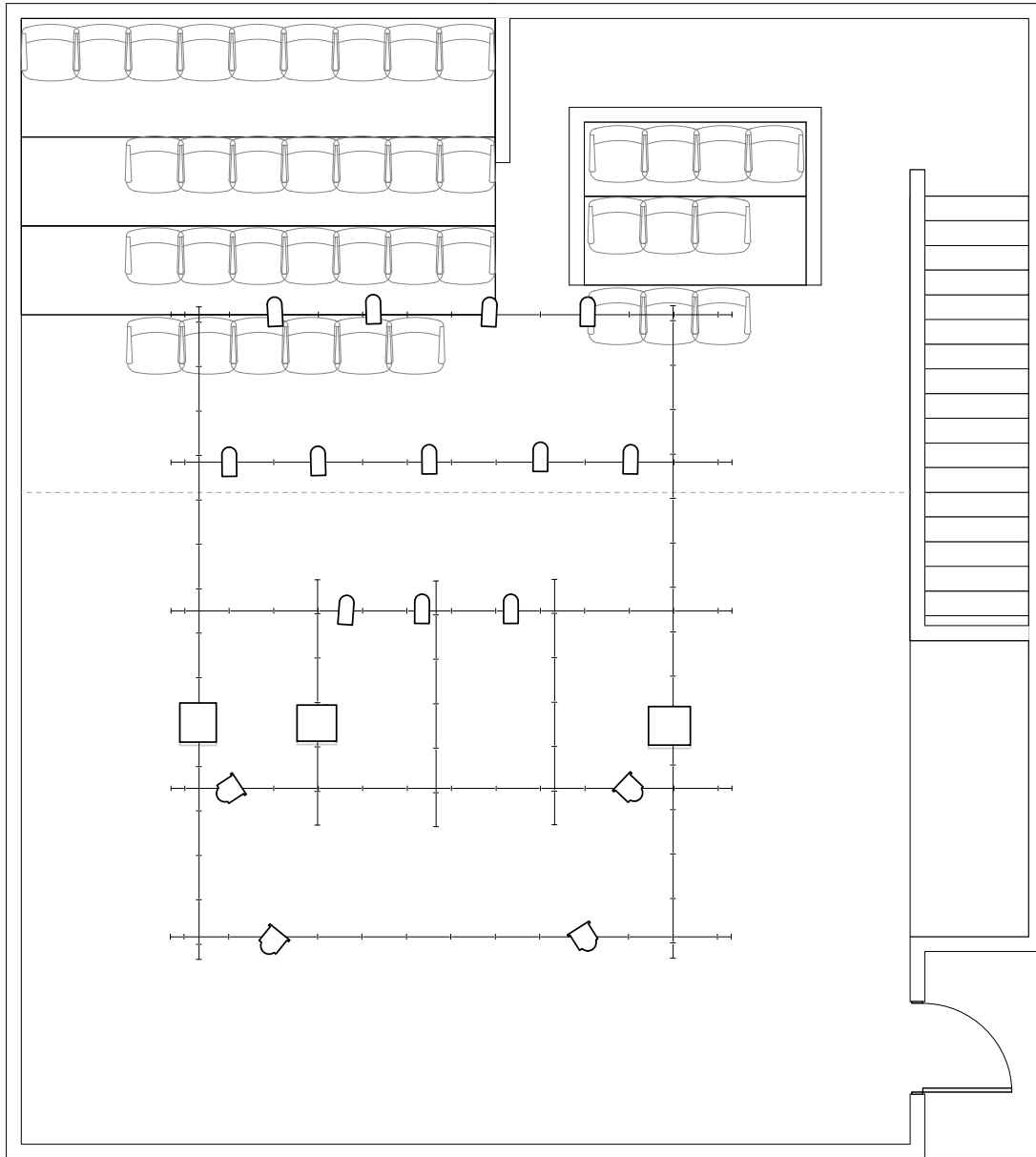


### Basement Floor Plan Sketch

Dreamland Arts thanks Bryce Larson of Mad Munchkin Productions for this Floor Plan and Grid drawing (2015).



Dreamland Arts  
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