



FOR SALE

**Sale Price
\$1,399,000**

Contact us:

Laura Gill

Vice President

+1 612 310 5399

laura.gill@colliers.com

Marilyn Fritze

Vice President

+1 612 816 7537

marilyn.fritze@colliers.com

Colliers

1600 Utica Avenue S, Suite 300

St. Louis Park, MN 55416

P: +1 952 897 7700

One-Story Freestanding Building with Turnkey Restaurant Package

INVESTMENT HIGHLIGHTS

- Located on the border of West St. Paul and Mendota Heights
- Renovated vintage storefront with large windows
- Outdoor patio, bar area, and private event room
- Ample street parking and signage opportunities
- Prime location at Smith & Dodd, "Top of the Hill" in West St. Paul
- Minutes from Grand Casino Arena, Ordway Center, and Palace Theater via High Bridge
- Excellent visibility and traffic flow with MN-62 and Dodd Rd access
- Fully outfitted, turn-key restaurant or retail space
- Chef-designed commercial kitchen featuring:
 - 18' hood with fire suppression
 - 2 walk-in coolers and 1 freezer
 - High-end ovens
 - State-of-the-art tap system
- Fully sprinkled, dual HVAC systems, TPO "green" white roof, updated plumbing & electrical
- Additional garden-level kitchen for catering prep or rental use
- ADA-compliant upgrades: wheelchair-accessible doors, grab bars, lowered switches
- 3 bathrooms (2 public and 1 for staff)
- Solid block/brick construction with finished full basement
- Great for 2nd generation restaurant users
- Near major entertainment hubs or multi-use rental opportunities

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SALIENT FACTS

Address	973 Smith Avenue S West St. Paul, MN 55118
Building SF	6,824 (includes finished basement - 3,417 sf upper level)
Lot Size	.18 acres (7,841 sf)
County	Dakota
PID	42-34950-02-120
Zoning	B2 - Community Business
Occupancy Type	Single Tenant
Year Built	1948
Year Renovated	2019-2020
Floors	2
1st Floor Clear Height	12' 3"
Basement Clear Height	8' 8"
Parking	8 spaces and ample street parking
HVAC	Dual systems
Sprinkler	Yes
Plumbing/Electrical	Updated
Cross Streets	Smith Avenue S and Dodd Road
2025 Tax	\$10,604.00
2026 Proposed Tax	\$11,448.00

PROPERTY PHOTOS



LOCATION OVERVIEW

DEMOGRAPHICS

Average Household Population

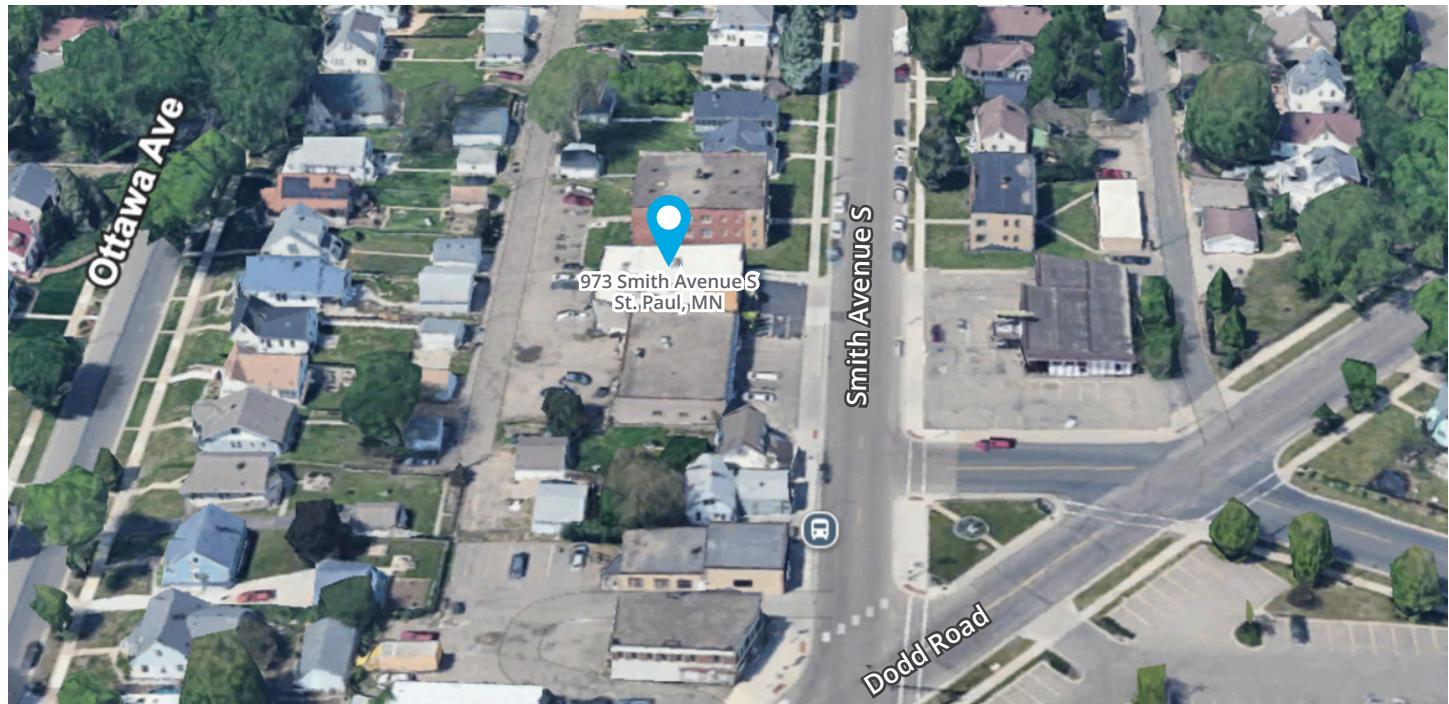
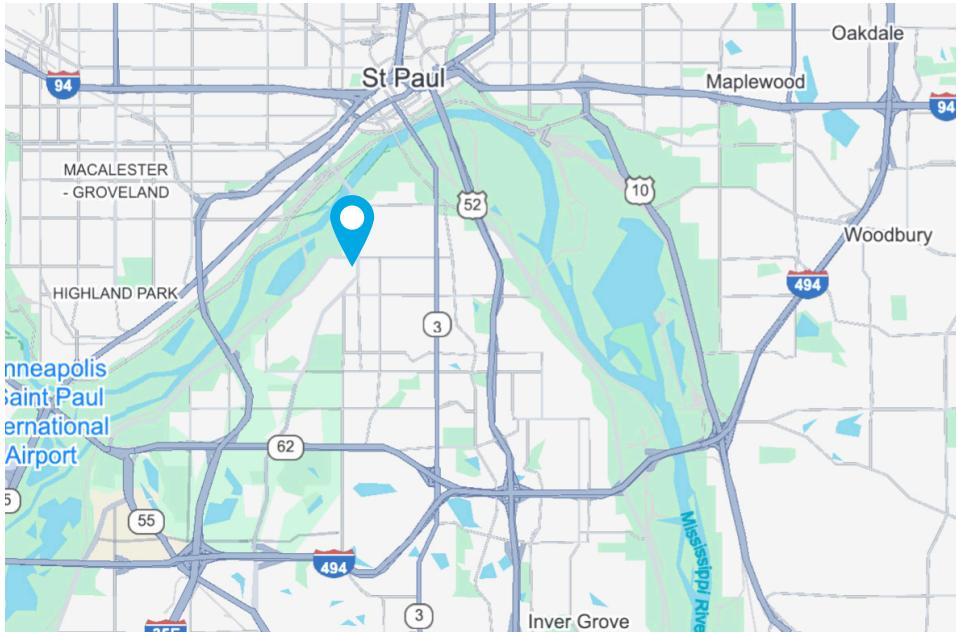
1 Mile	8,018
3 Miles	59,015
5 Miles	165,300

Average Household Income

1 Mile	\$76,949
3 Miles	\$67,200
5 Miles	\$64,309

TRAFFIC COUNTS

- Smith Avenue S: 8,688 vpd
- Dodd Rd: 6,922 vpd



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