



Colliers

BISTRO PUB
FOODSMITH
WEST ST. PAUL

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

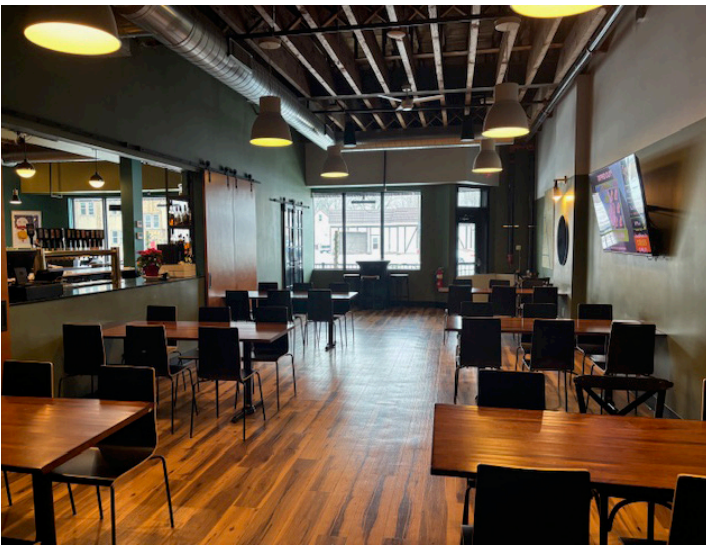
Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Accelerating success.

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
2026 Tax	\$11,358.00
Sale Price	\$1,399,000.00

PROPERTY PHOTOS



LOCATION OVERVIEW

DEMOGRAPHICS

Average Household Population

1 Mile 8,018

3 Miles 59,015

5 Miles 165,300

Average Household Income

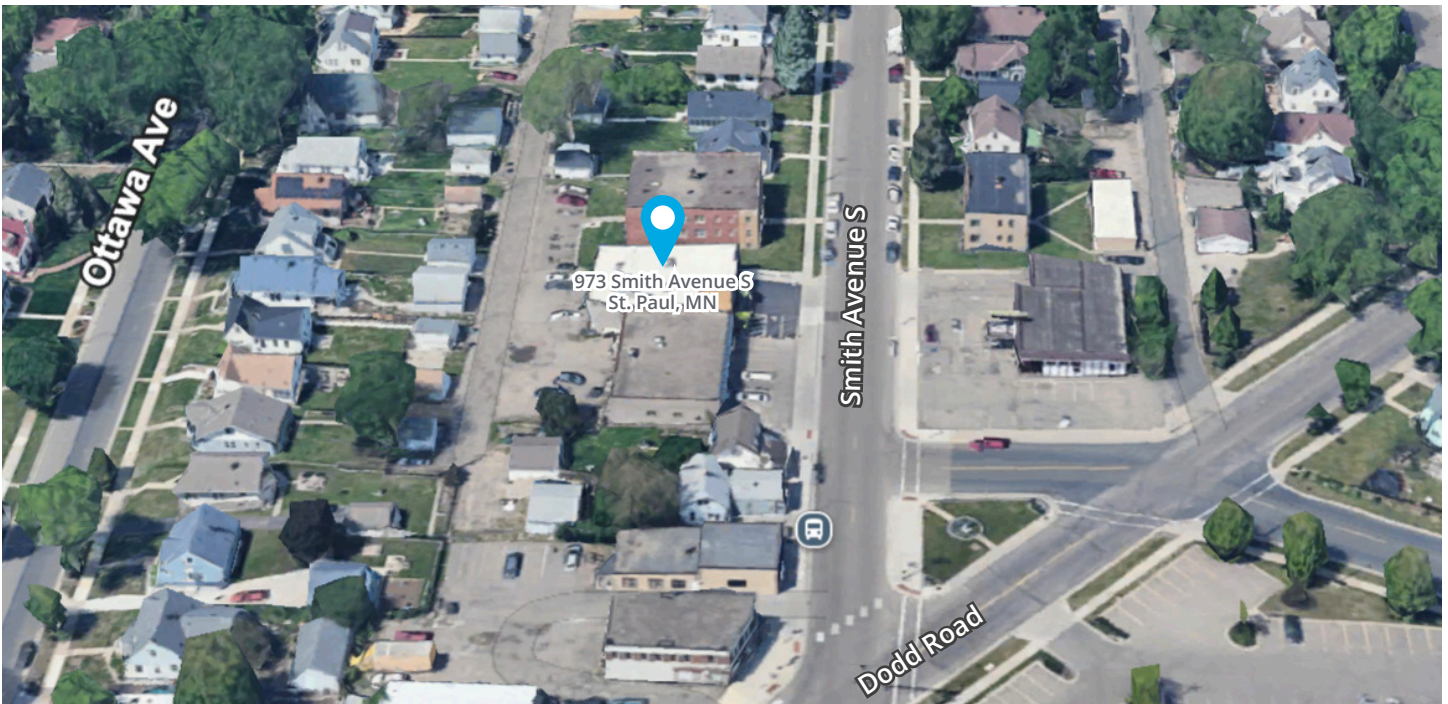
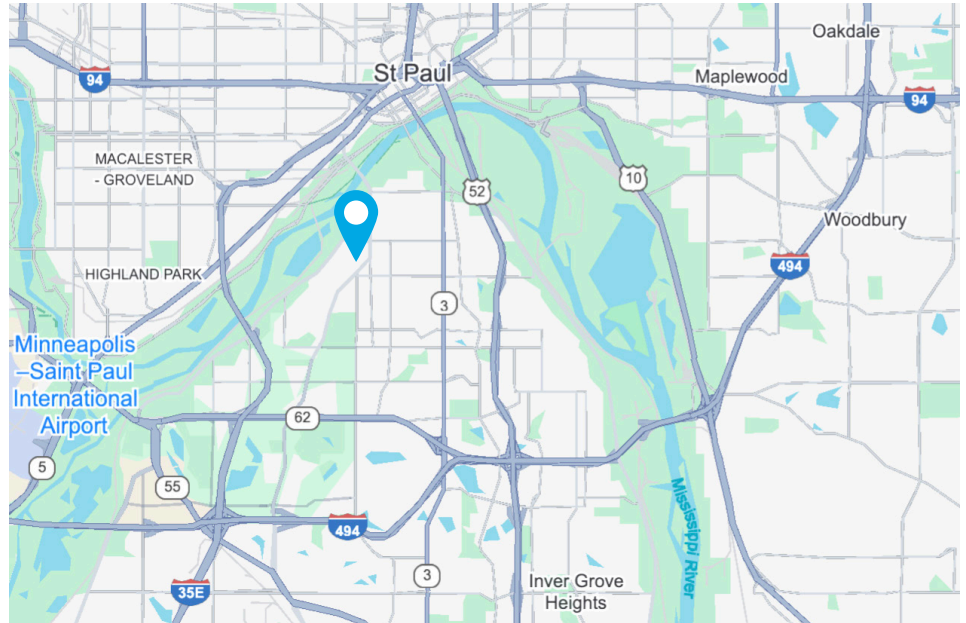
1 Mile \$76,949

3 Miles \$67,200

5 Miles \$64,309

TRAFFIC COUNTS

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



1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.