

FORMER SPEEDWAY  
1445 W 7th St.  
St. Paul, MN  
For Sale or For Lease



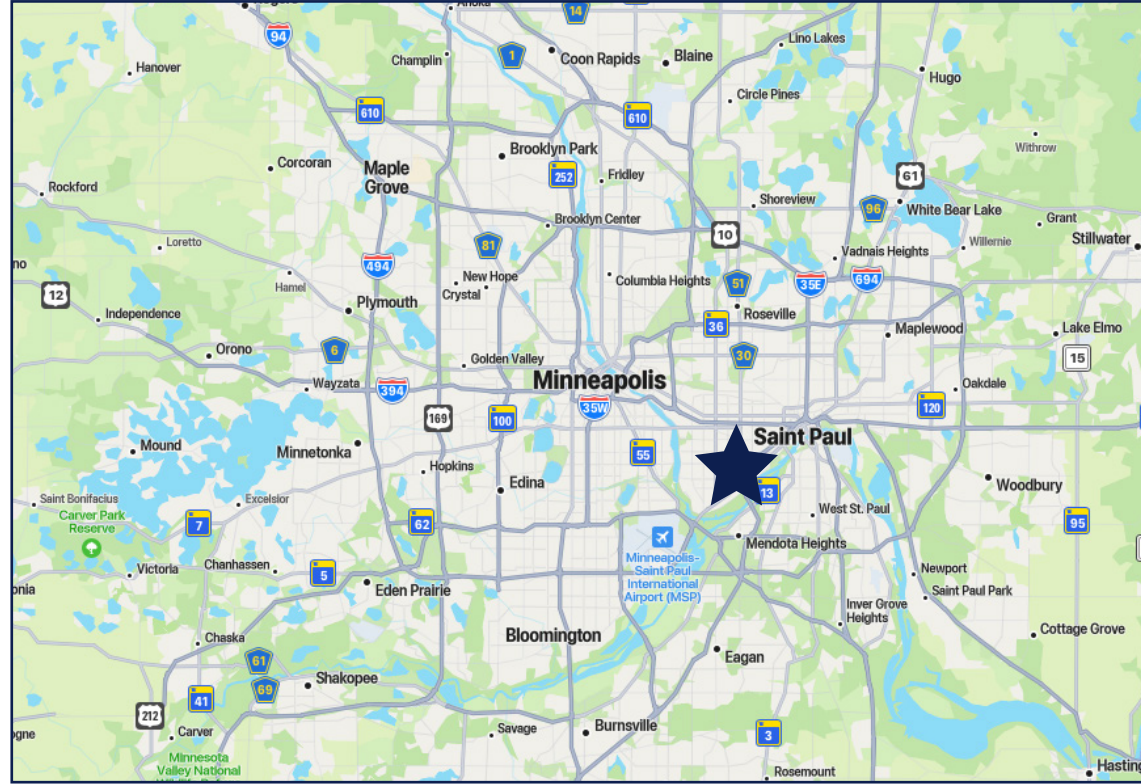
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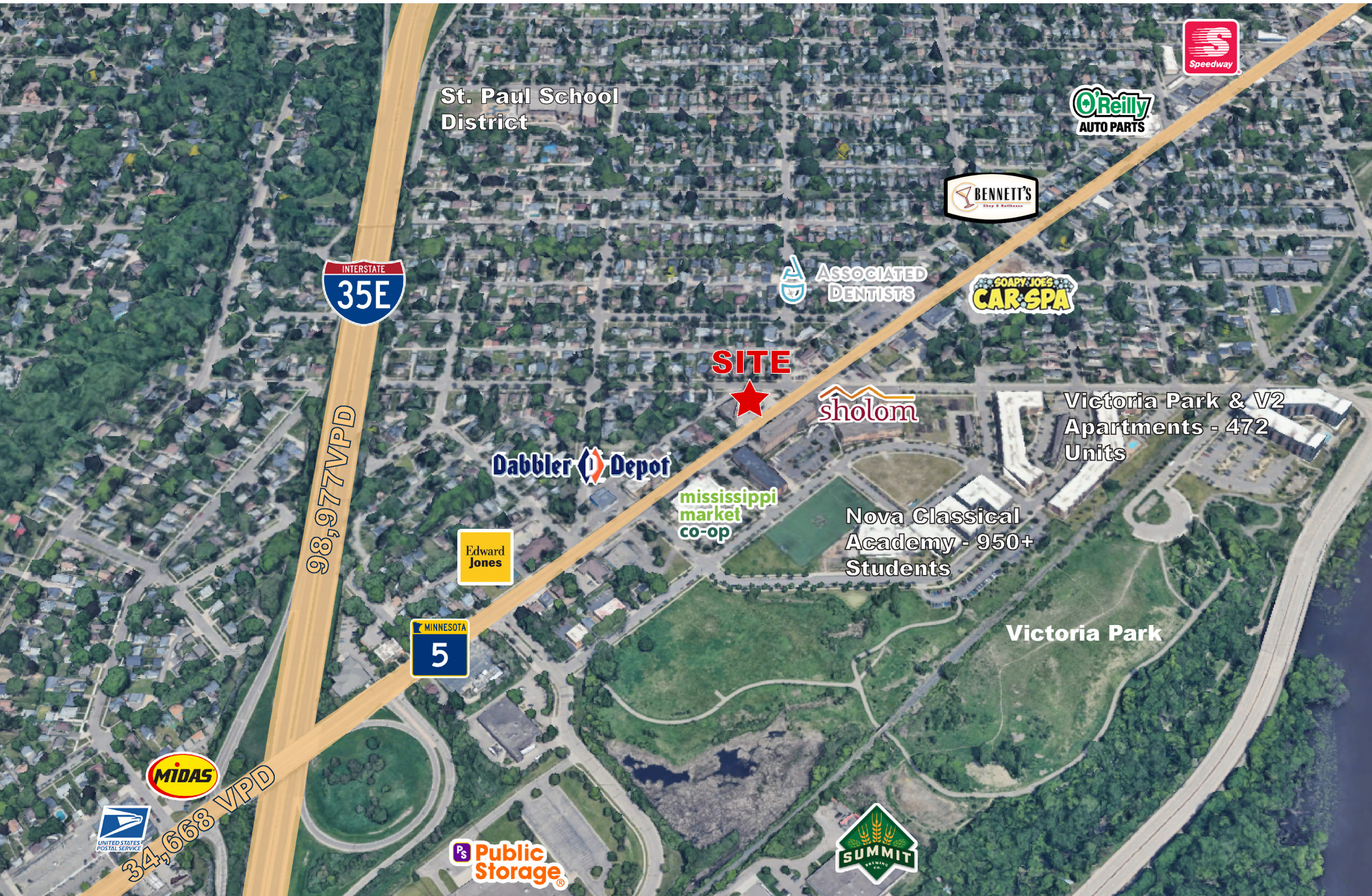
<b>ADDRESS</b>	1445 7th St W
<b>CITY, STATE</b>	St. Paul, MN
<b>SPACE AVAILABLE</b>	3,542 SF
<b>LOT SIZE</b>	0.48 Acres
<b>SALE PRICE</b>	Negotiable
<b>LEASE RATE</b>	\$26.00/PSF
<b>TAX 2025</b>	\$49,552
<b>YEAR BUILT</b>	1994
<b>COUNTY</b>	Ramsey
<b>PARKING</b>	15 Surface

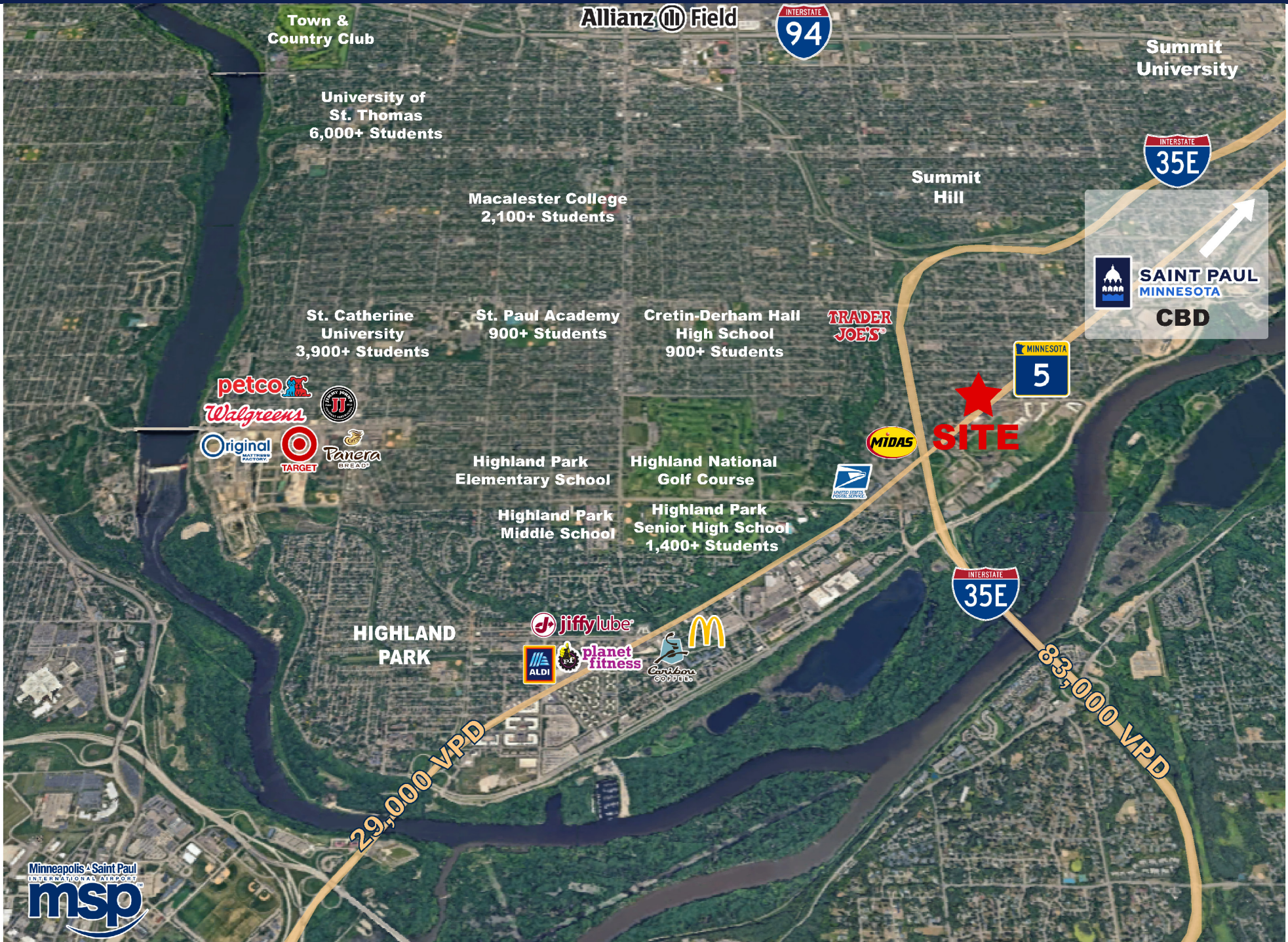


**HIGHLIGHTS**

- This property is situated on 7th Street West, a major thoroughfare in St. Paul seeing car counts of up to 13,800 VPD.
- Located in close proximity to I-35E seeing traffic counts of 90,160 VPD.
- This area is a well-known commercial corridor, home to a large mix of retail, services and other businesses.
- This property is located within 5 miles of the Saint Paul Central Business District and is within 10 miles of the Minneapolis CBD.
- All fuel pumps, tanks, and canopies to be removed.

<b>2025 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	12,073	147,909	324,372
<b>MEDIAN AGE</b>	41.6	37.7	37.0
<b>MEDIAN HH INCOME</b>	\$84,119	\$83,108	\$80,772
<b>AVERAGE HH INCOME</b>	\$116,962	\$121,011	\$111,851





### SIGNIFICANT OBSERVATIONS

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. THIS IS NOT A STATEMENT OF OWNERSHIP OR POSSESSION.

- CHAIN LINK FENCE IN THE SOUTH EAST CORNER ENROACHES UP TO 0.8 FEET ON TO ADJOINING PROPERTY.

### LEGEND OF SYMBOLS & ABBREVIATIONS

	Water Valve	Sanitary Sewer
	Fire Hydrant	Electric Transformer
	Light Pole	Telephone Pedestal
	Flag Pole	Stainless Fire Hydrant Stand Pipe
	Building Height	Rotated Post
	Storm Manhole	Utility Pole
	Storm Inlet (Round)	Utility Pole w/ Transformer
	Storm Inlet (Rectangular)	Utility Pole w/ Light
	Wall Mount Gas Meter	Eloped Manhole
	Gas Pump	Generator
	Mail Box	Fire Hydrant & Water Valve
	Utility Vault	
	1/2" x 1/2" x 14 inch iron Pipe with Plastic Cap Installed with License No. 43808	

### ITEMS CORRESPONDING TO SCHEDULE B-1

- Rights acquired by the City of St. Paul for opening and widening of West Seventh Street as shown by instrument recorded in the Office of the Registrar of Deeds on July 12, 1892 in Block 7 of Street Openings, page 16, as Document No. 100345, and as shown on available maps. (Plotted affects as shown)
- (As to all Lots except Lot 6, Block 2, Mollers' Addition to the City of St. Paul, Ramsey County, Minnesota)
- Special Condition Use Permit for auto petroleum/convenience market recorded July 15, 1994, as Document No. 291095 in the office of the County Recorder. (Affects subject property. Not plotted. No plotable information)
- (As to Lots 5 and 6, Block 2, Mollers' Addition to the City of St. Paul, Ramsey County, Minnesota, and Lot 2, Block 1, Roger's Fort Street Addition to the City of St. Paul, Ramsey County, Minnesota)

### ZONING INFORMATION

Current zoning district for the subject property is B-2 Community Business District

Applicable Zoning Requirements:

**Minimum Subareas**  
 Front: 25' minimum from right-of-way of a passway, otherwise none  
 Side: 5' minimum if adjacent to a residential district or if structure has side or rear windows, respectively, otherwise none  
 Rear: 5' minimum if adjacent to a residential district or if structure has side or rear windows, respectively, otherwise none

**Height - Maximum building height** 30'

**Lot Size**  
 Minimum lot area: 10,000 sq. ft. if vehicle servicing is provided 12,000 sq. ft. if no vehicle servicing is provided  
 Minimum lot width: No Requirement Noted  
 Minimum lot depth: No Requirement Noted

**Coverage - Maximum lot coverage:** No Requirement Noted

**Floor Area Ratio - Maximum floor area ratio:** 2.0

**Parking**  
 Parking formula: Automobile Convenience Market: 1 space per 400 sq. ft. of gross floor area

ZONING DATA OBTAINED FROM ZONING REPORT #720130177-001 PREPARED BY B&C ZONING, 600-787-8390. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY. VIOLATIONS OF ZONING RESTRICTIONS ARE NOT MATTERS OF SURVEY; THEY ARE LEGAL OR JURISDICTIONAL DETERMINATIONS.

### RECORD DESCRIPTION

The Land referred to in this Commitment is situated in the City of Saint Paul, County of Ramsey, State of Minnesota, and is described as follows:

Lots 1 through 6 Block 2, Mollers' Addition to the City of St. Paul, Ramsey County, Minnesota, and Lot 2, Block 1, Roger's Fort Street Addition to the City of St. Paul, Ramsey County, Minnesota

(Abstract property as to Lots 1 through 6, Block 2, Mollers' Addition to the City of St. Paul, Ramsey County, Minnesota)

(Torrens property as to Lot 2, Block 1, Roger's Fort Street Addition to the City of St. Paul, Ramsey County, Minnesota; Certificate of Title No. 366014)

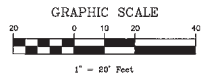
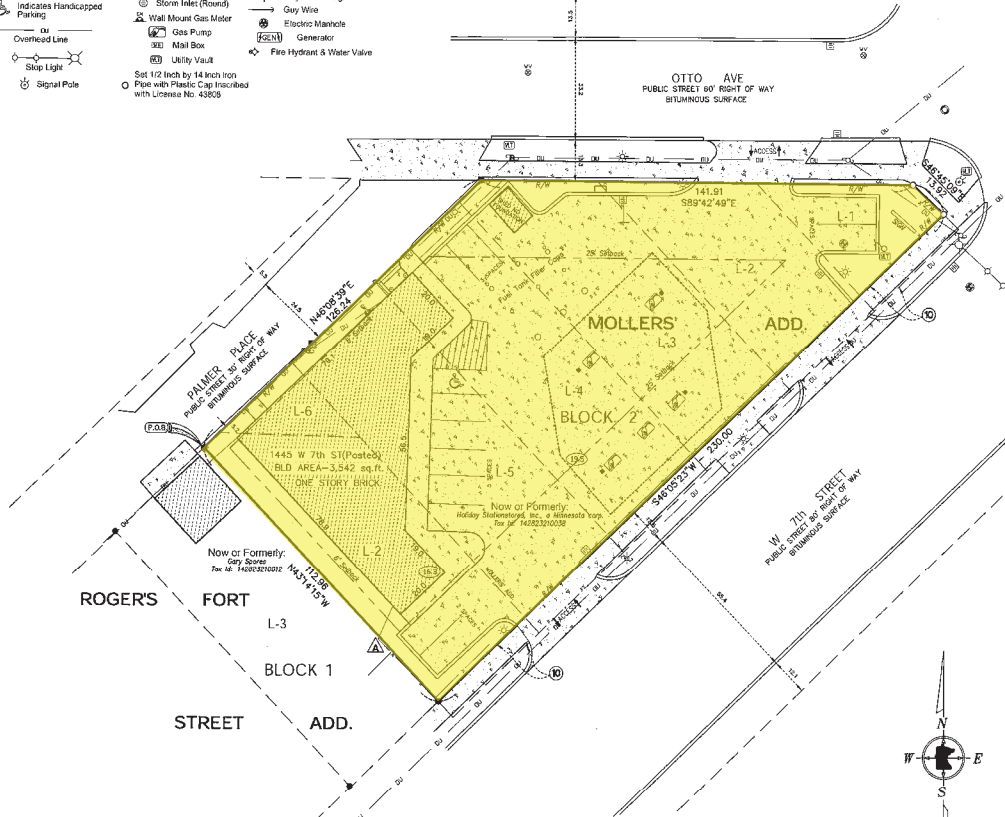
The above description describes the same property as in First American Title Insurance Company, Commitment File No. NCS-509000-1-MPLS bearing an effective date of January 1, 2013 at 7:30 A.M.

Containing 0.48 acres, more or less  
 Containing 20,776 Sq. Ft. more or less

### AS-SURVEYED DESCRIPTION

Per Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys Section 6 B(i), "Preparation of a new description should also be generally be avoided when the record description on a lot or block in a plat or recorded subdivision." The as-surveyed legal description contained on this survey is for general information purposes, it is not intended to constitute a legal transfer of title, and should not be relied on or treated as a substitute for the legal description as provided in the title commitment. Northstar Surveying shall have no responsibility for any loss which may arise from reliance on materials contained in this as-surveyed description. This was requested by client and not deemed necessary by Northstar Surveying.

Lots 1 through 6, Block 2, Mollers' Addition to the City of St. Paul, Ramsey County, Minnesota, and Lot 2, Block 1, Roger's Fort Street Addition to the City of St. Paul, Ramsey County, Minnesota, more particularly described as: Beginning at the most westerly corner of said Lot 2, Block 1, Roger's Fort Street Addition to the City of St. Paul, thence on an assumed bearing of North 46 degrees 05 minutes 39 seconds East along the south line of Palmer Place, a distance 150.24 feet to the south line of Otto Ave, thence South 09 degrees 42 minutes 49 seconds East along said line, 141.91 feet; thence South 46 degrees 45 minutes 09 seconds East along said line, 13.92 feet to the north line of West 7th Street; thence South 46 degrees 05 minutes 23 seconds West along said line, 230.00 feet to the southerly line of said lot 2 of Roger's Fort Street Addition to the City of St. Paul; thence North 43 degrees 14 minutes 15 seconds West along said line, 112.26 feet to the point of beginning.



- (P) - No. of Regular Parking Spaces
- (H) - No. of Handicap Parking Spaces

### SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent recall.
- We are not aware of any changes in street right-of-way presently or proposed.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Property has direct physical access to West 7th Street and Otto Ave being a publicly maintained right of way.
- Based on observed evidence only the site does not contain any cemeteries or burial grounds.
- Orientation of this bearing system is based on the Ramsey County Coordinate System NAD83, 96 ad.
- Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of the survey.
- Adjoining ownership information shown hereon was obtained from the Ramsey County Parcel Information website. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- All statements within this certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- All statements within this certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- 1445 W. 7th Street was posted and observed on the date of survey.

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### ALTA/ACSM LAND TITLE SURVEY

**Holiday Acquisition Project**  
 St. Paul (M2)  
 1445 W. 7th Street, St. Paul, MN

based upon Title Commitment No. NCS-509000-1-MPLS  
 of First American Title Company  
 bearing an effective date of January 1, 2013 at 7:30 A.M.

**Surveyor's Certification**

To: Northern Tier Energy LLC, Realty Income Properties 3, LLC, Realty Income Corporation;  
 First American Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 15, 17, 18 and 21 of Table A thereof.

The field work was completed on 4/20/2013.

*Dorey Hill*  
 Dorey Hill  
 State of Minnesota  
 Registration No. 43808  
 in the State of Minnesota

Date of Survey: 4/20/2013  
 Date of Revision: 4/20/2013  
 Date of Revision: 4/23/2013  
 Date of Last Revision: 4/30/2013

Network Project No. 201205076-1

Survey Performed By:  
 Northstar Surveying  
 310 East Depot Street  
 Litchfield, MN 55555  
 Phone: 320-693-3710  
 Fax: 320-693-1033  
 Email: ns\_office@westoffice.net

Surveyor Ref. No. - 15043

Bock & Clark's National Surveyors' Network  
 National Coordinators of ALTA/ACSM Land Title Surveys  
 537 North Lavalonia-Hassellton Road  
 Abraham, Ohio 44433  
 Phone: (688) 528-7287, (937)7-03977, Fax: (330) 666-3568  
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