

Development



REAL ESTATE EQUITIES

Providing Housing for Quality Living

Lake Phalen Townhomes

Type: Townhome

Address: Lake Phalen
St. Paul, MN 55106

Number of Units: 29 **Completion Date:** 2000



Project Type:

Redevelopment: New construction For-Sale Townhomes

Target Market:

Seniors and empty-nesters, single professionals, couples and young families.

Project Narrative:

The project consists of the construction of 29 townhome units on a 3-acre site on the east side of St. Paul adjacent to Lake Phalen Park. The project was a redevelopment project done in conjunction with the City of St. Paul and NENDC (a neighborhood non-profit) beginning with the acquisition of a substandard apartment complex, relocation of the residents followed by demolition and clearance of the site and construction of the new townhomes. The project offers a mix of 8 one-level and 21 two-level townhomes. Standard features include: Walk-through "townhouse" design, tuck-under or attached double garage, 9' vaulted ceilings, oversized windows, princeton oak trim, all appliances, and maintenance free exteriors.

Services Provided:

- Property Acquisition
- Resident Relocation
- Project Administration
- Design / Construction Supervision
- Project Marketing / Sale of Units

Project Data:

Total Project Cost: \$6,800,000
 Type of Unit: 1- and 2-Story Townhouse Design
 Number of Units: 29
 Number of Buildings: 6
 Total Site Area: 3 Acres

Unit Information:

Unit Type:	2 - level	1 - level	Project Ave.
Number of Units:	21	8	29
Average Size:	1,303 sq. ft.	1,355 sq. ft.	1,317 sq. ft.