

# St. Paul West Seventh apartment project will be built in a warehouse

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Ackerberg and Northland Real Estate Group have acquired a piece of land on St. Paul's West Seventh Street and will soon begin work on a 192-unit apartment building.

The two developers, in announcing the land acquisition this week, also disclosed that they will use modular construction on the project. Modular construction is when sections of a building are fully constructed — including sinks, toilets and cabinets — in a warehouse, trucked to a work site, stacked and then connected.

The two firms are using [Rise Modular](#), a Minneapolis startup [that purchased an Owatonna warehouse](#) and began manufacturing this year. They are underway on their [first project in South Minneapolis](#), which is three stories and 30 units. Stacking for that project, called Mod42, is happening this week.

The St. Paul project is much larger, at seven stories with 1,400 square feet of retail space and 110 covered parking stalls.

General contractor [The Opus Group](#) will tear down the Bonfe's Automotive building at 338 W. Seventh St. and use the 0.6-acre site for the apartment building, which will be called The Alvera.



DJR ARCHITECTURE

Ackerberg and Northland are developing a 192-unit apartment building on St. Paul's West Seventh Street.

Bridgewater Brank is providing financing for the \$40 million project.

Construction should take about 11 months and wrap up in the fall of 2021. That's a few months faster than traditional construction, Ackerberg CEO [Stu Ackerberg](#) said. That allows the developers to begin leasing units and collecting rents sooner.

Another unique feature of the project will be a three-level mechanical vehicle stacker. That system will allow 110 vehicles to be stored in a small amount of space of the building's first floor.

Ackerberg said his company wanted to do things differently, more efficiently and find ways to innovate an industry that hasn't had drastic changes in decades.

"It's about how we help stimulate our greater community to think differently about our built environment," Ackerberg said.

DJR Architecture of Minneapolis is the architect for the project.

Ackerberg and Northland, both of Minneapolis, [also partnered on the redevelopment of the Seestedt's Building in Lowertown St. Paul in 2018.](#)

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