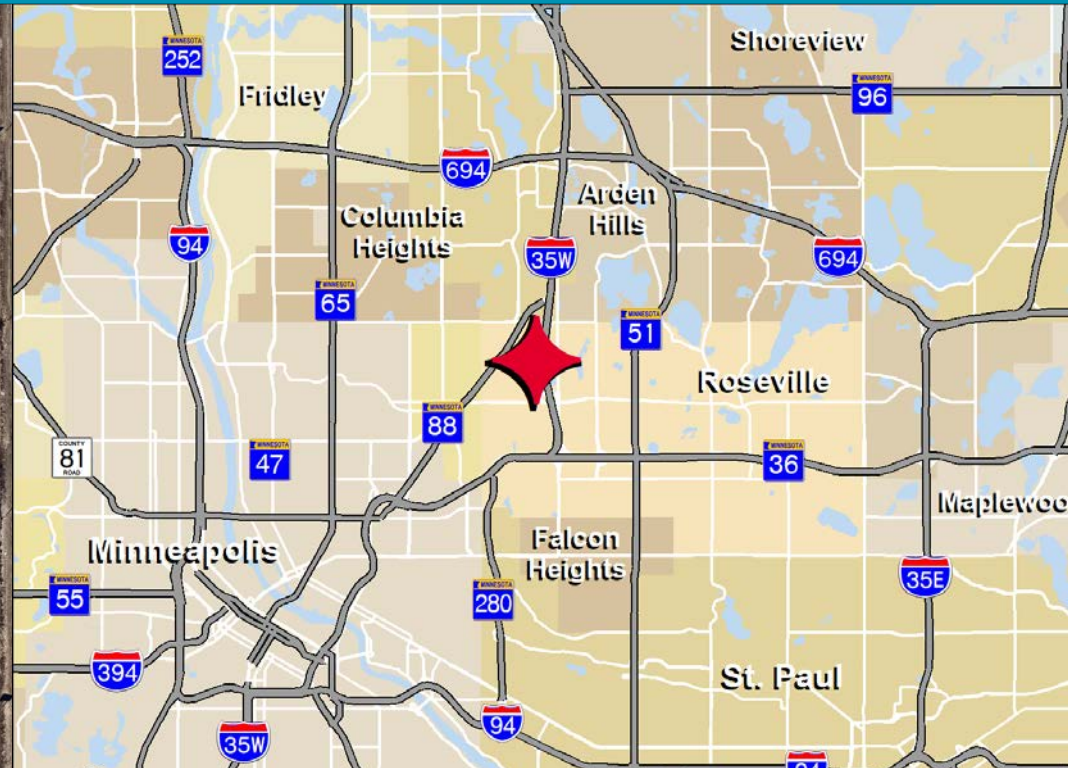




FOR SALE OR LEASE

## 2211 County Road C2 W

Roseville, Minnesota



**5.35 Acres**

### Property Highlights

- Prime re-development opportunity
- Centrally located in Roseville, MN
- Zoned Industrial
- Owner will do BTS for lease or own
- Opportunity to be served by adjacent MN Commercial Rail
- Great access to I-35W, Hwy 36 and Hwy 280
- Income in place
- Great visibility to I-35W

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Senior Director  
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3500 American Blvd W Suite 200  
Minneapolis, MN 55431  
Main +1 952 831 1000  
**cushmanwakefield.com**





## Building Specifications

### 1. 2931 Partridge Rd

- 5,600 SF
- 19' clear
- 6 drive-ins

### 2. 2211 County Rd C2 W

- 14,000 SF
- 18' clear
- 7 drive-in bays

### 3. 2217 County Rd C2 W

- 3,000 SF
- 2 drive-ins

## Property Information

|                                 |                                      |                |
|---------------------------------|--------------------------------------|----------------|
| <b>Addresses</b>                | 2931 Partridge Rd, Roseville, MN     |                |
|                                 | 2211 County Road C2 W, Roseville, MN |                |
|                                 | 2217 County Road C2 W, Roseville, MN |                |
| <b>Parcel Numbers</b>           | 05.29.23.13.0005, 05.29.23.13.0006;  |                |
|                                 | 05.29.23.13.0007, 05.29.23.13.0008   |                |
| <b>Buildings Square Footage</b> | 2931 Partridge Rd                    | 5,910 SF Shop  |
|                                 | 2211 County Rd C2 W                  | 14,697 SF Whse |
|                                 | 2217 County Rd C2 W                  | 3,000 SF Whse  |
| <b>Land Area</b>                | 5.35 Acres (233,046 SF)              |                |
| <b>Zoning</b>                   | I-Industrial                         |                |
| <b>Traffic Count</b>            | 104,000 vpd on I-35W                 |                |
| <b>Net Income</b>               | \$230,000                            |                |
| <b>2017 Taxes</b>               | \$58,350                             |                |
| <b>Sale Price</b>               | \$5,000,000                          |                |





FOR SALE OR LEASE

**2211 County Road C2 W**

Roseville, Minnesota







FOR SALE OR LEASE

**2211 County Road C2 W**

Roseville, Minnesota



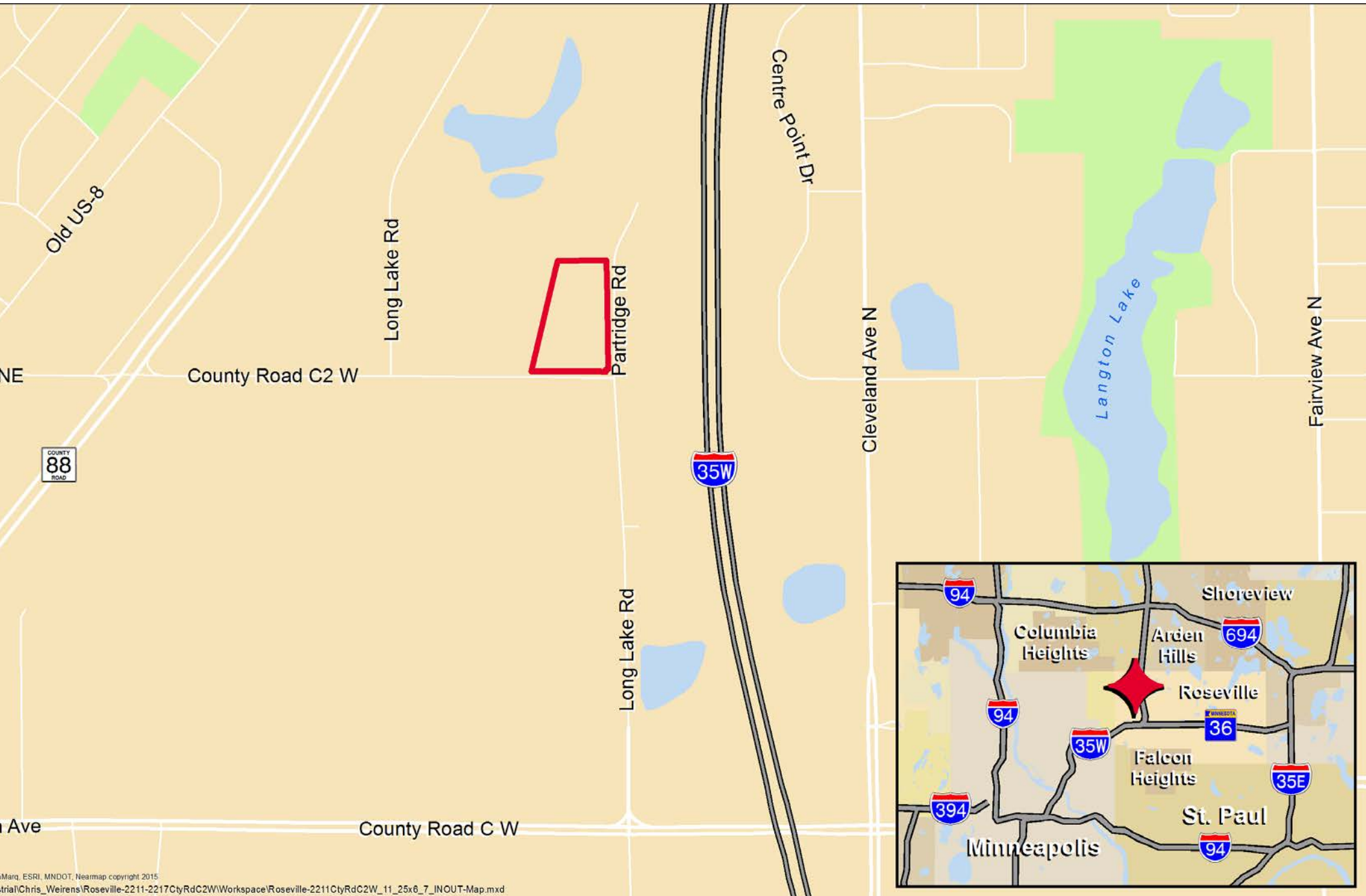




FOR SALE OR LEASE

# 2211 County Road C2 W

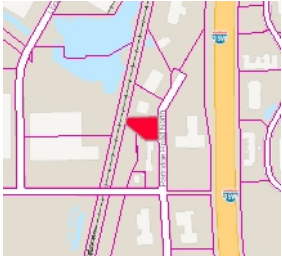
Roseville, Minnesota



## Property Tax Information

### Ramsey County Parcel Report

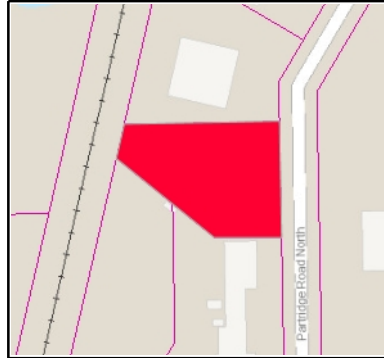
Report generated 1/17/2018 8:56:37 AM



Parcel location within Ramsey County

**Parcel ID:** 052923130005

**Owner(s):** 1926 Grand Avenue Llc

**Site Address:** 2931 Partridge Rd, Roseville MN 55113-1119


Taxlot highlighted in red

[Link to Ramsey County Tax and Property Quick Info](#)
**Tax Payer(s):** 1926 Grand Avenue Llc

**Homestead:** N

**Tax Address:** 2211 County Road C2 W, Roseville MN 55113-1009

**Use Type:** Automotive Service Station

**Dwelling Type:**
**Home Style:**
**Lot:** 1 **Block:** 1

**Living Area:** **Sq. Ft.**
**Plat Name:** PARTRIDGE INDUSTRIAL PARK

**Year Built:** 1991

**Area:** 1.15 **Acre(s)**
**Garage:**
**2017 Pay 2018 EMV Land:** 406800

**Garage Area:** **Sq. Ft.**
**2017 Pay 2018 EMV Building:** 286500

**Heating Type:**
**2017 Pay 2018 EMV Total:** 693300

**Cooling Type:**
**Total Tax\* in 2017:** 21422

**School District:** 621

**Special Assessment in 2017:**
**Watershed District:** Rice Creek W/S

**Tax Exempt:** N

**Green Acre:**
**Last Sale Date:** 2/26/2010

**Open Space:** N

**Last Sale Price:** 490000

**Agriculture Preserve:** N

### Ramsey County Parcel Report

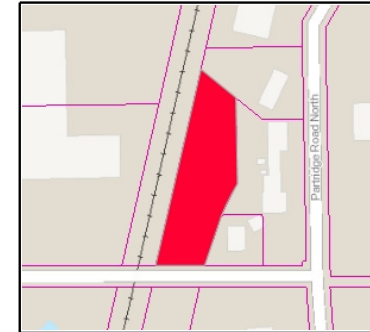
Report generated 1/17/2018 9:27:45 AM



Parcel location within Ramsey County

**Parcel ID:** 052923130006

**Owner(s):** 1926 Grand Avenue Llc

**Site Address:** 0 County Road C2 W, Roseville MN 55113


Taxlot highlighted in red

[Link to Ramsey County Tax and Property Quick Info](#)
**Tax Payer(s):** 1926 Grand Avenue Llc

**Homestead:** N

**Tax Address:** 2211 County Road C2 W, Roseville MN 55113-1009

**Use Type:** Industrial, Vacant Land

**Dwelling Type:**
**Home Style:**
**Lot:** **Block:**
**Living Area:** **Sq. Ft.**
**Plat Name:** SECTION 5 TOWN 29 RANGE 23

**Year Built:**
**Area:** 1.89 **Acre(s)**
**Garage:**
**2017 Pay 2018 EMV Land:** 288200

**Garage Area:** **Sq. Ft.**
**2017 Pay 2018 EMV Building:** 0

**Heating Type:**
**2017 Pay 2018 EMV Total:** 288200

**Cooling Type:**
**Total Tax\* in 2017:** 11094

**School District:** 621

**Special Assessment in 2017:**
**Watershed District:** Rice Creek W/S

**Tax Exempt:** N

**Green Acre:**
**Last Sale Date:** 4/4/2013

**Open Space:** N

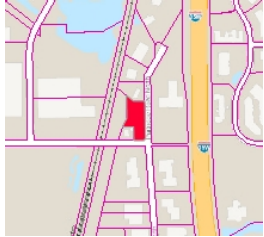
**Last Sale Price:** 475000

**Agriculture Preserve:** N

## Property Tax Information

### Ramsey County Parcel Report

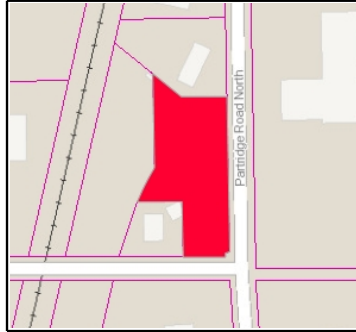
Report generated 1/17/2018 9:00:13 AM



Parcel location within Ramsey County

**Parcel ID:** 052923130007

**Owner(s):** 1926 Grand Avenue Llc

**Site Address:** 2211 County Road C2 W, Roseville  
MN 55113-1009


Taxlot highlighted in red

[Link to Ramsey County Tax and Property Quick Info](#)
**Tax Payer(s):** 1926 Grand Avenue Llc

**Homestead:** N

**Use Type:** Other Industrial Structure

**Tax Address:** 2211 County Road C2 W, Roseville  
MN 55113-1009

**Dwelling Type:**
**Home Style:**
**Lot:** **Block:**
**Living Area:** **Sq. Ft.**  
**Year Built:** 1954

**Area:** 1.83 **Acre(s)**
**Garage:**
**2017 Pay 2018 EMV Land:** 558000

**Garage Area:** **Sq. Ft.**
**2017 Pay 2018 EMV Building:** 56900

**Heating Type:**
**2017 Pay 2018 EMV Total:** 614900

**Cooling Type:**
**Total Tax\* in 2017:** 20160

**School District:** 621

**Special Assessment in 2017:**
**Watershed District:** Rice Creek W/S

**Tax Exempt:** N

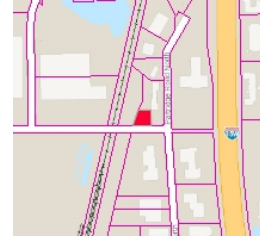
**Green Acre:**
**Last Sale Date:**
**Open Space:** N

**Last Sale Price:**
**Agriculture Preserve:** N

The user of this report acknowledges that the City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. \*Total Tax includes special assessment due if any.

### Ramsey County Parcel Report

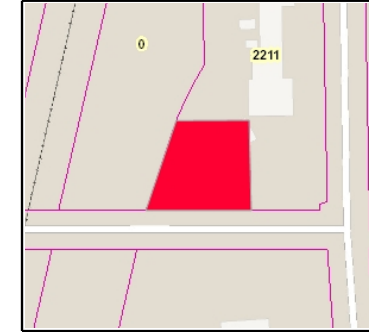
Report generated 1/17/2018 9:29:17 AM



Parcel location within Ramsey County

**Parcel ID:** 052923130008

**Owner(s):** 1926 Grand Ave Llc

**Site Address:** 2217 County Road C2 W, Roseville  
MN 55113-1009


Taxlot highlighted in red

[Link to Ramsey County Tax and Property Quick Info](#)
**Tax Payer(s):** 1926 Grand Ave Llc

**Homestead:** N

**Use Type:** Automotive Service Station

**Tax Address:** 2211 County Road C2 W, Roseville  
MN 55113-1009

**Dwelling Type:**
**Home Style:**
**Lot:** **Block:**
**Living Area:** **Sq. Ft.**
**Plat Name:** SECTION 5 TOWN 29 RANGE 23

**Year Built:** 1958

**Area:** 0.48 **Acre(s)**
**Garage:**
**2017 Pay 2018 EMV Land:** 146400

**Garage Area:** **Sq. Ft.**
**2017 Pay 2018 EMV Building:** 15700

**Heating Type:**
**2017 Pay 2018 EMV Total:** 162100

**Cooling Type:**
**Total Tax\* in 2017:** 5674

**School District:** 621

**Special Assessment in 2017:**
**Watershed District:** Rice Creek W/S

**Tax Exempt:** N

**Green Acre:**
**Last Sale Date:**
**Open Space:** N

**Last Sale Price:**
**Agriculture Preserve:** N

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## Zoning Map

