

# 2341 ST. CROIX STREET

Roseville, Minnesota





# WHAT'S INSIDE

Property Overview

3

Property Information

4

Property Basics  
Location Map  
Aerial  
Zoning Map  
Property Tax Information  
Floor Plan  
Site Plan  
Pictures

Nearby Commercial and Retail Business

16

NORTHSTAR



# Property Overview

2341 St. Croix Street, Roseville, MN is approximately a 41,300 SF building situated on 4.25 acres just minutes north of Downtown Minneapolis. It is at the intersection of I-35W, Hwy 36 and Hwy 280. The property sits on a large site in an area with significant development activity. It has great freeway access.

**1960**  
YEAR BUILT



**41,300 SF**  
RENTABLE BUILDING AREA



**4.25**  
ACRES



**On Site Amenities**  
FULL CAFETERIA



**\$3,000,000**  
ASKING PRICE





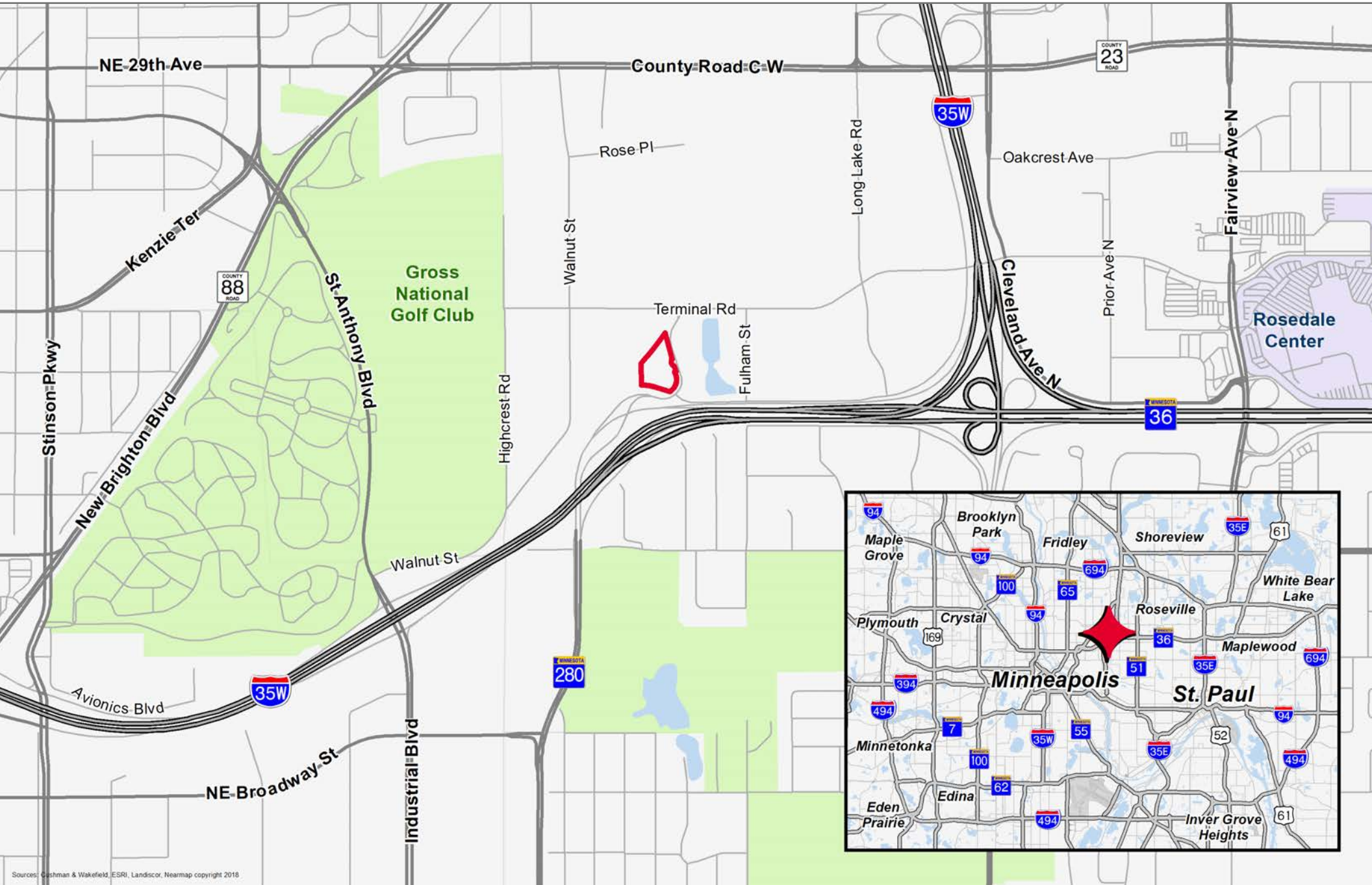
## 2341 St. Croix Street Roseville, MN

<b>Parcel Number</b>	08.29.23.31.0011 08.29.23.31.0012
<b>Building SF</b>	6,000 SF Office 35,300 SF Warehouse 41,300 SF Total
<b>Land Area</b>	4.25 acres (185,130 SF)
<b>Clear Height</b>	12' - 13'
<b>Year Built</b>	1960
<b>Loading</b>	2 Docks with levelers 1 8'w x 10'h 1 8'w x 8'h
<b>Sprinkler System</b>	None
<b>Bathrooms</b>	1 large with lockers (Men) 1 large with lockers (Women) Both for Office & Warehouse
<b>Roof Age</b>	NW 1/2: 2008 SW 1/2: 2012
<b>HVAC</b>	Boilers, AC and Humidity controlled
<b>Zoning</b>	O/BP Office/Business Park
<b>2018 Taxes</b>	\$81,502
<b>2019 Assessed Value</b>	\$2,167,000
<b>Lease</b>	Expires February 2021
<b>Amenities</b>	<ul style="list-style-type: none"> <li>• Full cafeteria</li> <li>• Excess land</li> <li>• Great freeway access</li> <li>• Minutes to downtown Minneapolis</li> <li>• Building is humidity controlled</li> </ul>



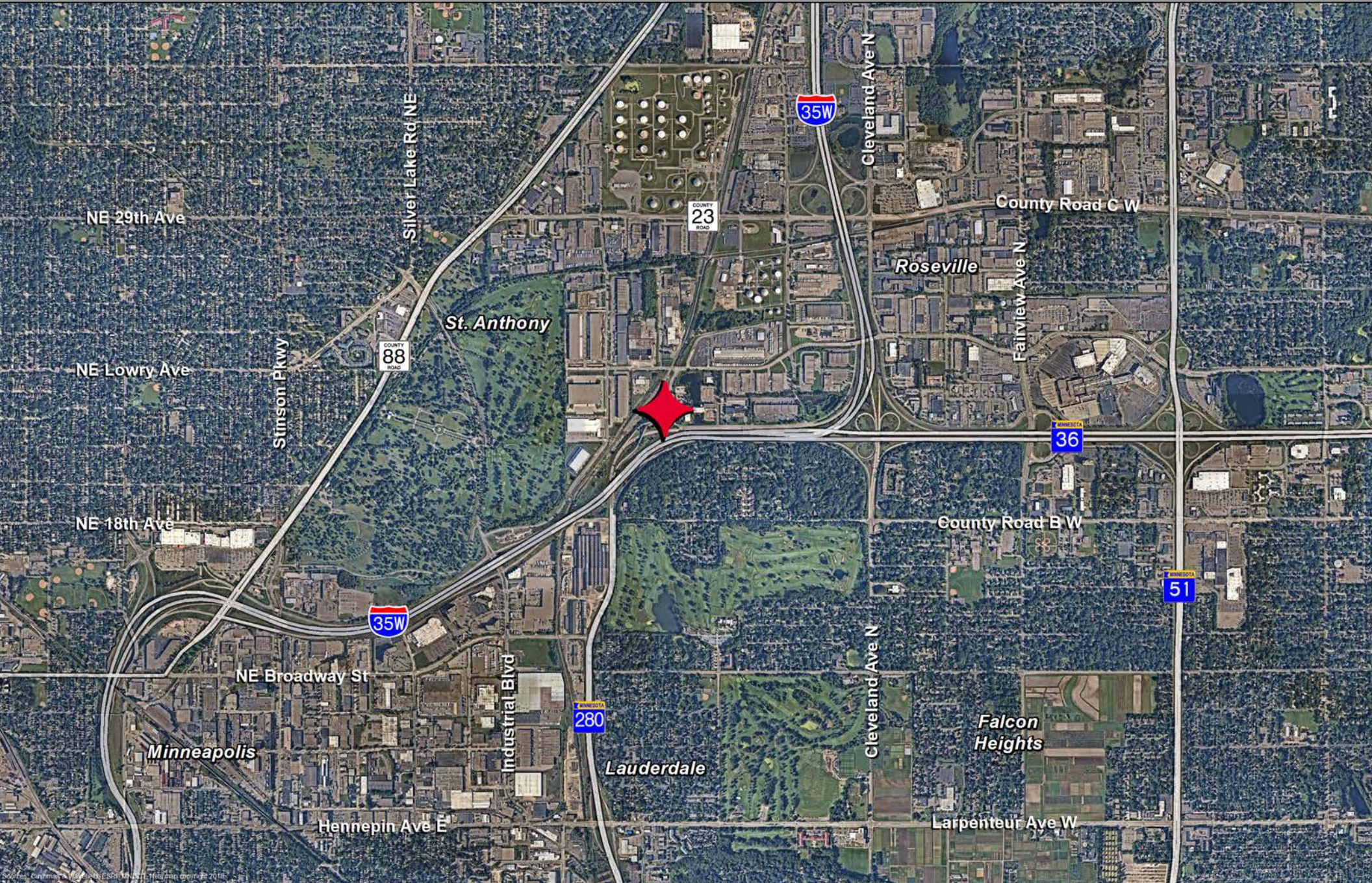
**Price: \$3,000,000**

# LOCATION MAP

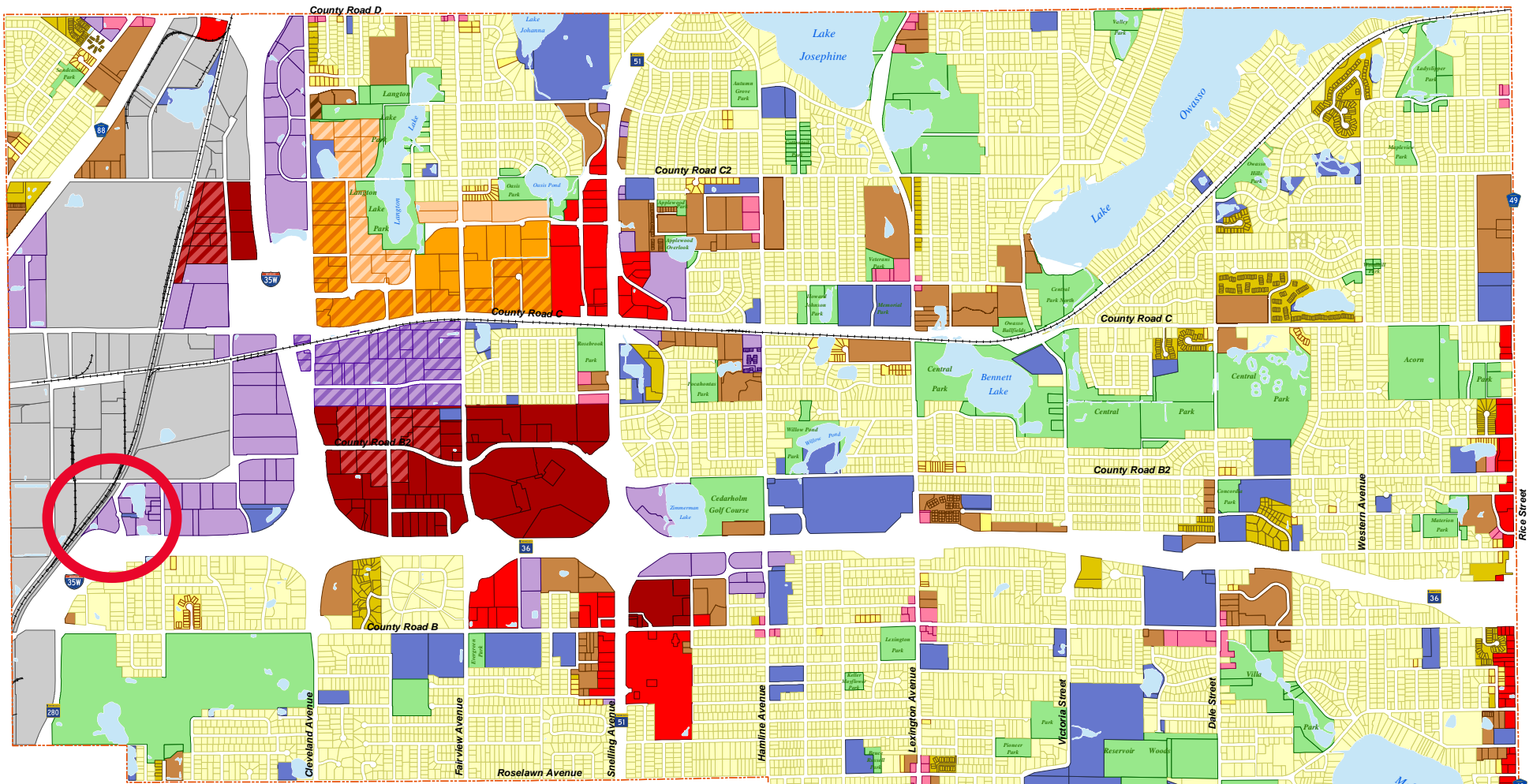


Sources: Cushman & Wakefield, ESRI, Landscor, Nearmap copyright 2016









## Zoning Map

The Official Zoning Map adopted by the City Council on December 13, 2010 in Ordinance 1402 is the final authority with regard to the zoning status of any property. It is on file in the Community Development Department at City Hall.

The zoning designations shown on this map must be interpreted by the Community Development Department. See Water Management Overlay District Map for additional boundaries.

### Residential

- LDR-1 - Low Density Residential-1
- LDR-2 - Low Density Residential-2
- MDR - Medium Density Residential
- HDR-1 - High Density Residential-1
- HDR-2 - High Density Residential-2

### Commercial

- NB - Neighborhood Business
- CB - Community Business
- RB - Regional Business
- RB-2 - Regional Business-2

### Employment

- I - Industrial
- O/BP - Office/Business Park
- O/BP-1 - Office/Business Park-1

### Mixed Use

- CMU-1 - Community Mixed Use-1
- CMU-2 - Community Mixed Use-2
- CMU-3 - Community Mixed Use-3
- CMU-4 - Community Mixed Use-4

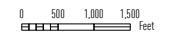
### Public / Institutional

- INST - Institutional
- PR - Park and Recreation

### Data Sources

- \* Ramsey County GIS Base Map (1/31/2018)
- \* City of Roseville Community Development

Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring accurate measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-750-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Ramsey County Parcel Report

Report generated 1/8/2019 9:20:02 AM

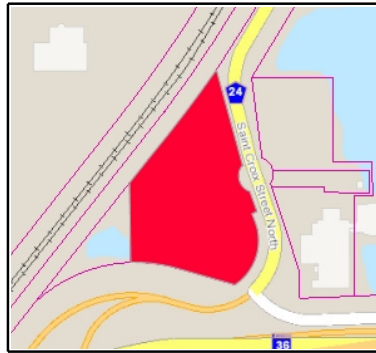


Parcel location within Ramsey County

**Parcel ID:** 082923310011

**Owner(s):** RTB NORTHSTAR II LLC, C/O K E ANDREWS AND CO

**Site Address:** 2341 ST CROIX ST, ROSEVILLE MN 55113-2512



Taxlot highlighted in red

[Link to Ramsey County Tax and Property Quick Info](#)

**Tax Payer(s):** RTB NORTHSTAR II LLC  
C/O K E ANDREWS AND CO

**Tax Address:** 1900 DALROCK RD, ROWLETT TX 75088-5526

**Lot:**            **Block:**            **Living Area:**            **Sq. Ft.**

**Plat Name:** SECTION 8 TOWN 29 RANGE 23

**Area:** 3.61            **Acre(s)**

**2018 Pay 2019 EMV Land:**            1100800            **Garage Area:**            **Sq. Ft.**

**2018 Pay 2019 EMV Building:**            1050600            **Heating Type:**

**2018 Pay 2019 EMV Total:**            2151400            **Cooling Type:**

**Total Tax\* in 2018 :**            80896            **School District:** 0623

**Special Assessment in 2018:**            0            **Watershed District:** RICE CREEK W/S

**Tax Exempt:** N            **Green Acre:**

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

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

Ramsey County Parcel Report

Report generated 1/8/2019 9:16:33 AM

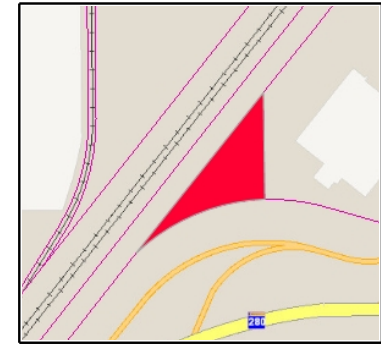


Parcel location within Ramsey County

**Parcel ID:** 082923310012

**Owner(s):** RTB NORTHSTAR II LLC, C/O K E ANDREWS AND CO

**Site Address:** 0 ST CROIX ST, ROSEVILLE MN 55113



Taxlot highlighted in red

[Link to Ramsey County Tax and Property Quick Info](#)

**Tax Payer(s):** RTB NORTHSTAR II LLC  
C/O K E ANDREWS AND CO

**Tax Address:** 1900 DALROCK RD, ROWLETT TX 75088-5526

**Lot:**            **Block:**            **Living Area:**            **Sq. Ft.**

**Plat Name:** SECTION 8 TOWN 29 RANGE 23

**Area:** 0.64            **Acre(s)**

**2018 Pay 2019 EMV Land:**            15600            **Garage Area:**            **Sq. Ft.**

**2018 Pay 2019 EMV Building:**                       **Heating Type:**

**2018 Pay 2019 EMV Total:**            15600            **Cooling Type:**

**Total Tax\* in 2018 :**            606            **School District:** 0623

**Special Assessment in 2018:**            0            **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.



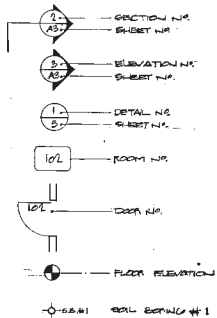
INDEX TO SHEETS

SHEET	ARCHITECTURAL
A1	SITE PLAN - TITLE SHEET
A2	FLOOR PLAN - REFLECTED CEILING PLAN
A3	BUILDING ELEVATIONS & SECTIONS

MECHANICAL  
M1 - MECHANICAL PLUMBING, HVAC PLAN

ELECTRICAL  
E1 - ELECTRICAL LIGHTING & POWER PLAN

LEGEND

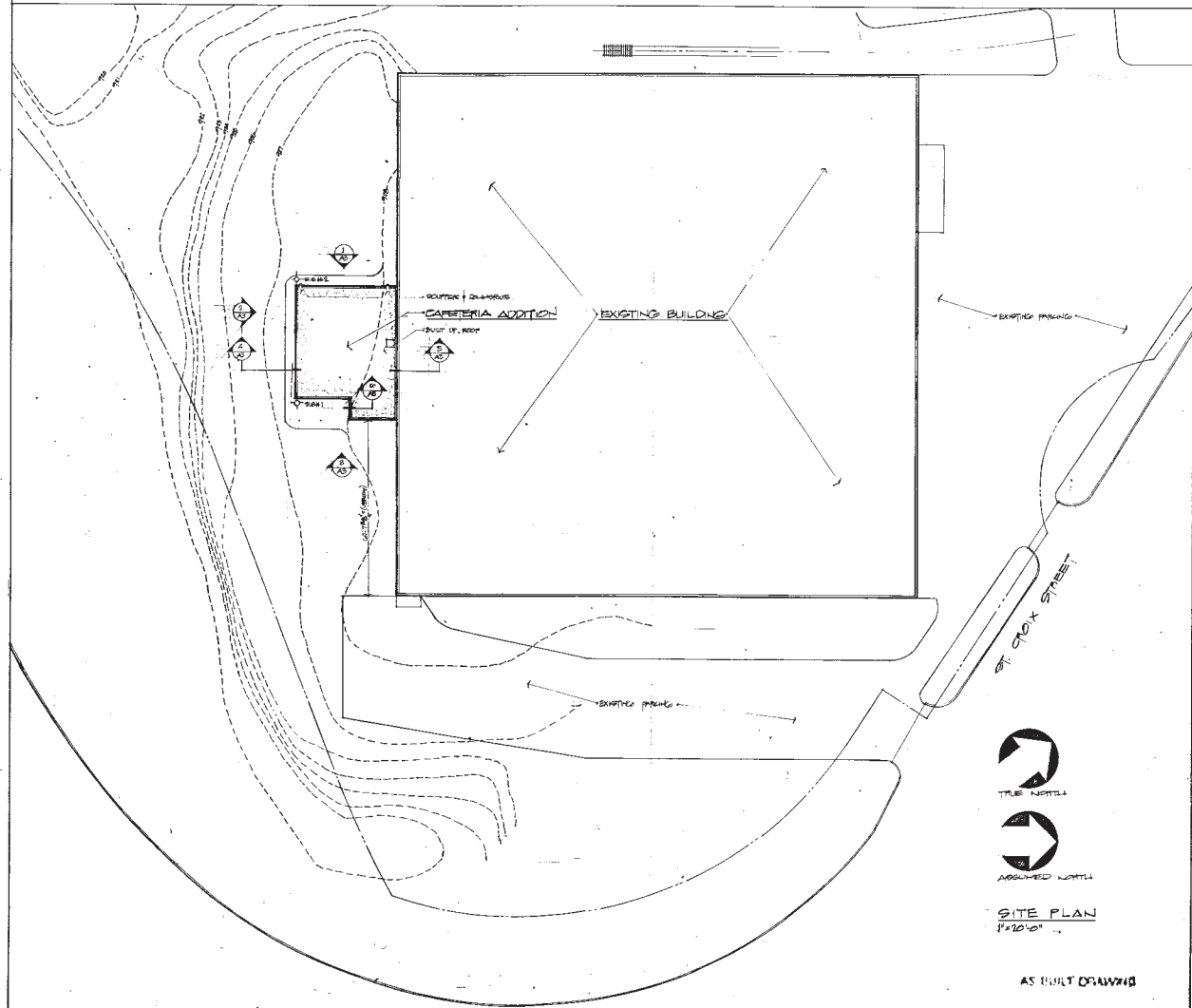


GENERAL NOTES

# A CAFETERIA ADDITION TO: RELATED PRODUCTS BUILDING • DELUXE CHECK PRINTERS INC.

2341 ST. CROIX STREET

SAINT PAUL, MINNESOTA 55112



PROJECT TITLE: A CAFETERIA ADDITION TO: RELATED PRODUCTS BUILDING 2341 ST. CROIX STREET, ST. PAUL, MN.	DATE: 01/07/15 REV: 1/28/15	DESIGNED BY: DTP	DRAWN BY: GAN	CHECKED BY: DTP	DATE: 01/07/15
---	-----------------------------------	---------------------	------------------	--------------------	-------------------

PROJECT TITLE: SITE PLAN & SHEET SCHEDULE	DATE: 01/07/15	DESIGNED BY: DTP	DRAWN BY: GAN	CHECKED BY: DTP	DATE: 01/07/15
---	-------------------	---------------------	------------------	--------------------	-------------------

PROJECT TITLE: A CAFETERIA ADDITION TO: RELATED PRODUCTS BUILDING 2341 ST. CROIX STREET, ST. PAUL, MN.	DATE: 01/07/15	DESIGNED BY: DTP	DRAWN BY: GAN	CHECKED BY: DTP	DATE: 01/07/15
---	-------------------	---------------------	------------------	--------------------	-------------------

ARCHITECT:  
DAVID TODD RYAN & ASSOCIATES, INC.  
505 B. SOUTH STREET  
ST. PAUL, MN 55102  
PH: 651.222.1111  
WWW.DTRCONSTRUCTION.COM

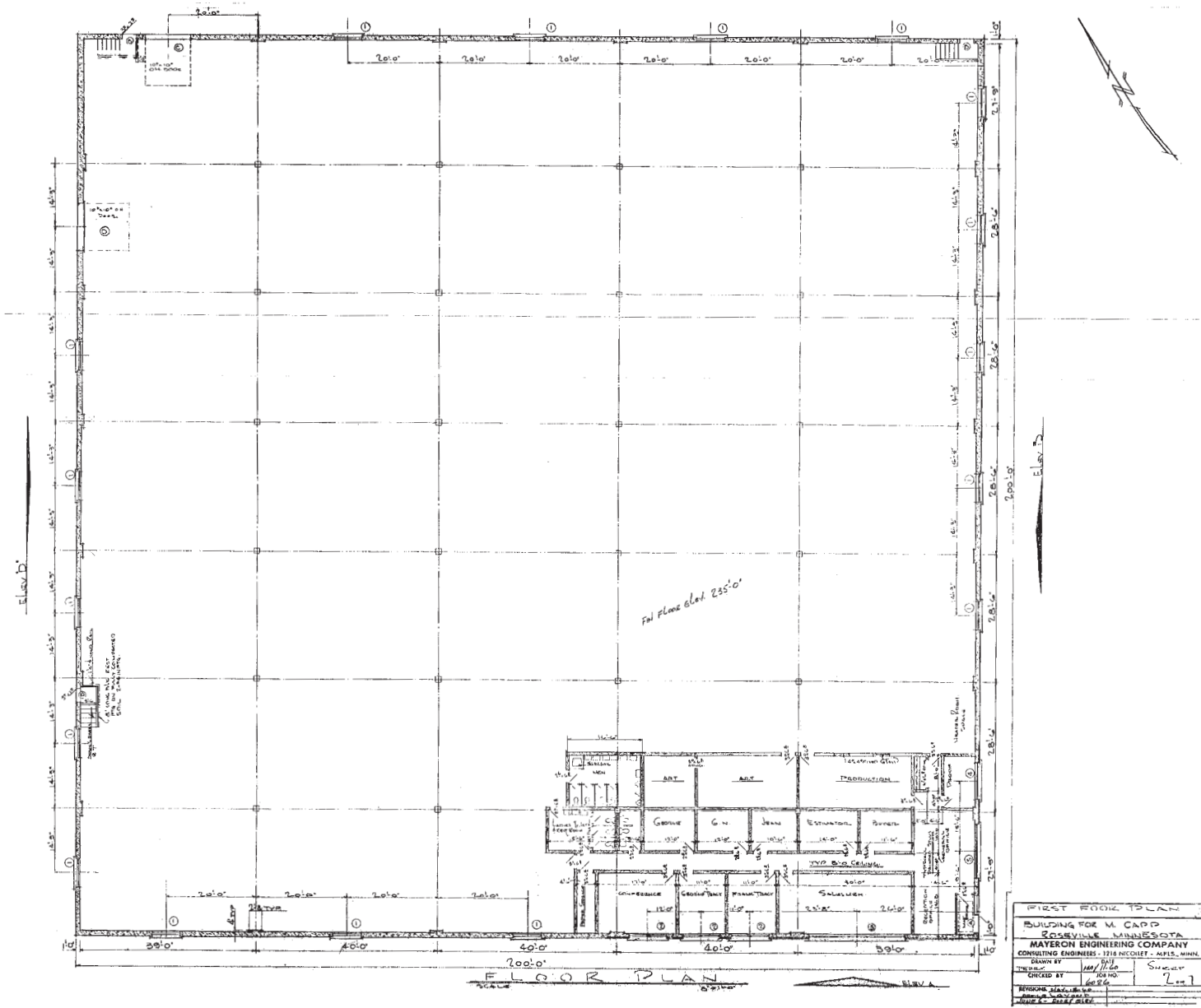
PROJECT TITLE:  
A CAFETERIA ADDITION TO:  
RELATED PRODUCTS BUILDING  
2341 ST. CROIX STREET, ST. PAUL, MN.  
FOR DELUXE CHECK PRINTERS INC.





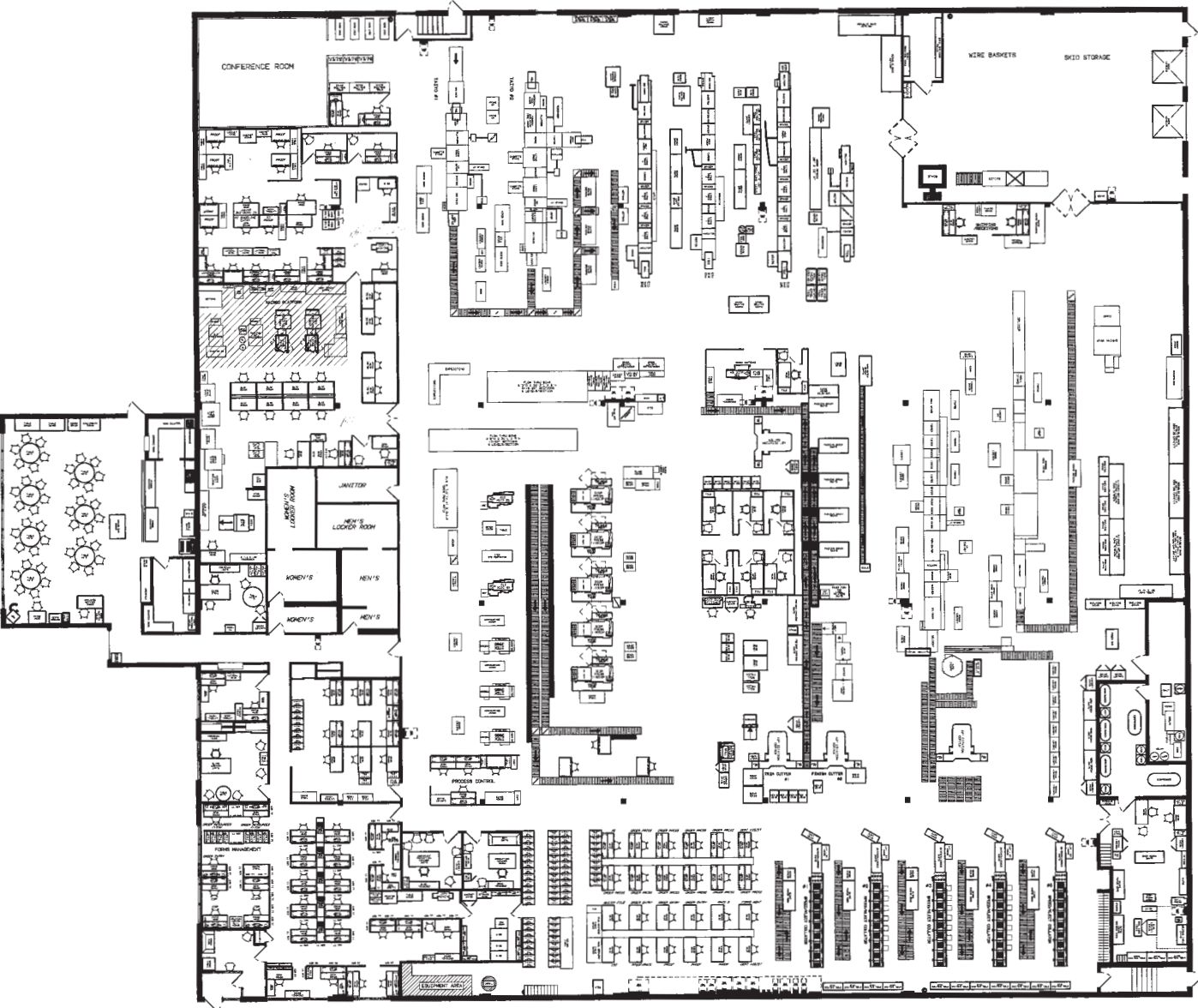
# FLOOR PLAN

## 1960 Floor Plan



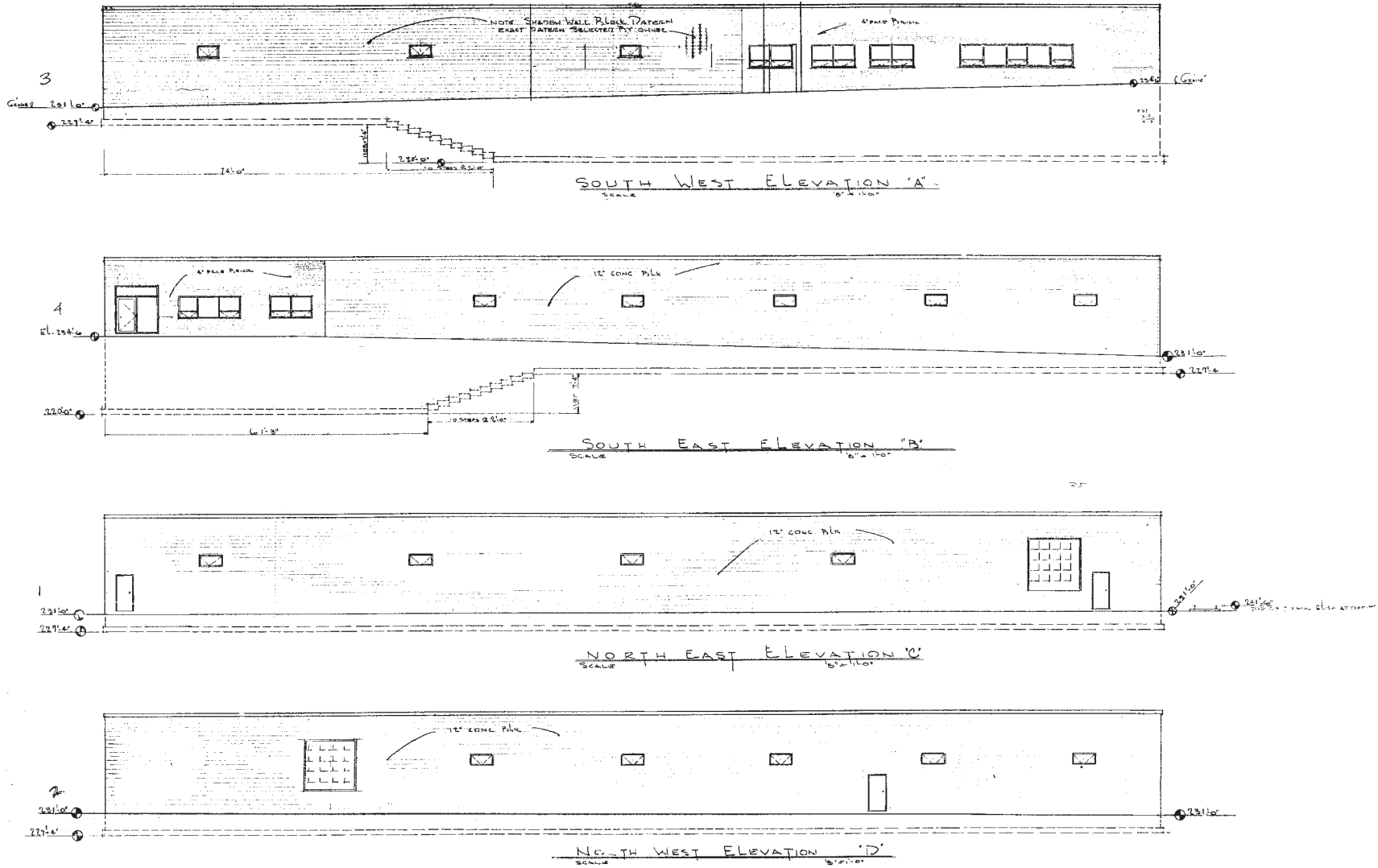


1994 Floor Plan





Elevations









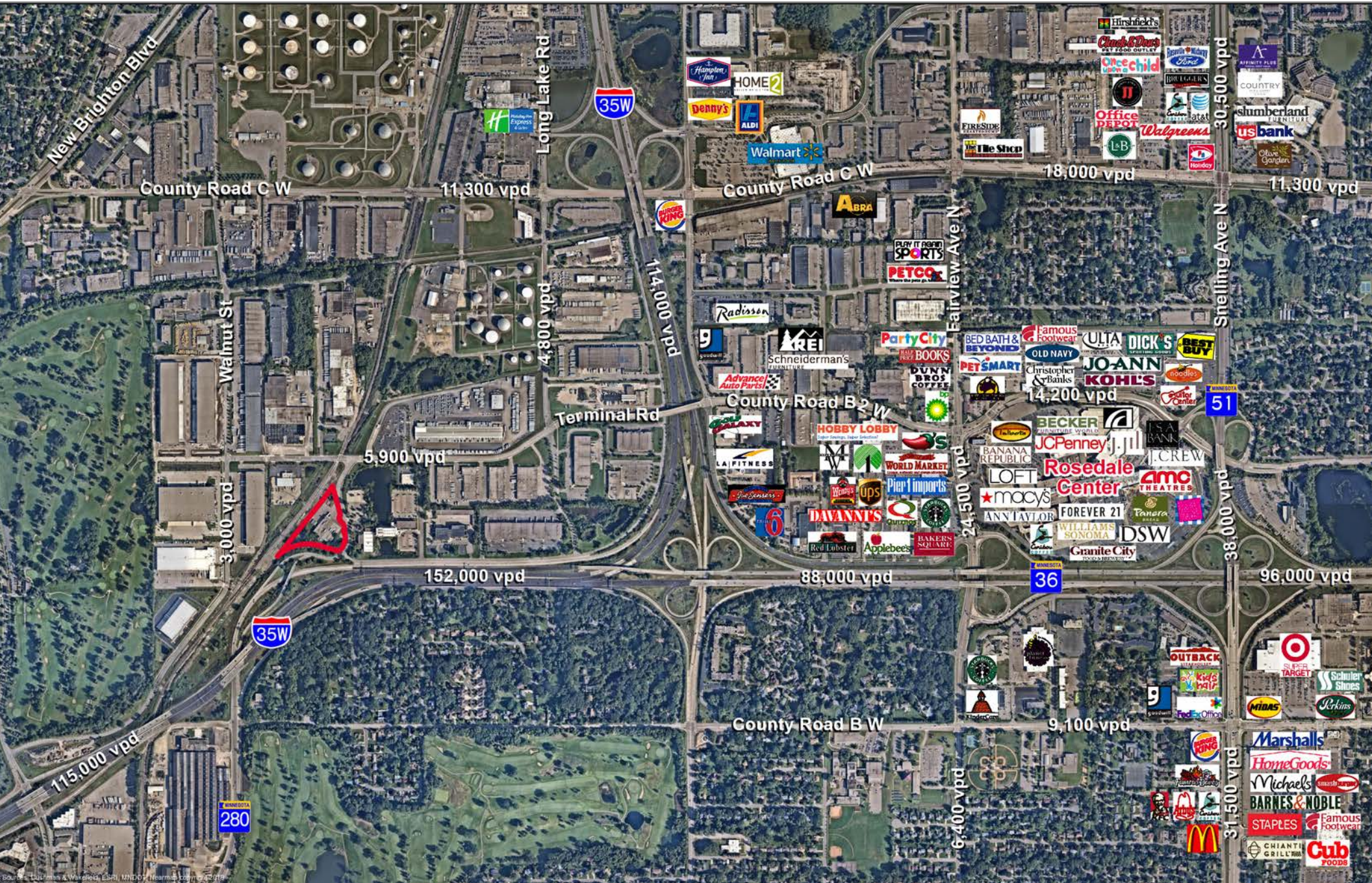








# NEARBY COMMERCIAL AND RETAIL BUSINESS







**Prepared by:**

**David Stokes, SIOR**

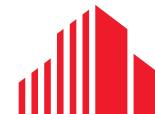
Senior Director  
+1 612 347 9366  
david.stokes@cushwake.com

**Chris Weirens**

Director  
+1 952 893 8219  
chris.weirens@cushwake.com

**Cameron Cropsey**

Associate  
+1 952 465 3313  
cameron.cropsey@cushwake.com



**CUSHMAN &  
WAKEFIELD**

Cushman & Wakefield  
3500 American Blvd W Suite 200  
Minneapolis, MN 55431  
Main +1 952 831 1000  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2019 Cushman & Wakefield NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.