

# The Woof Room

2025 Rice Street, Roseville, MN 55113

For Lease or For Sale  
\$1,299,000



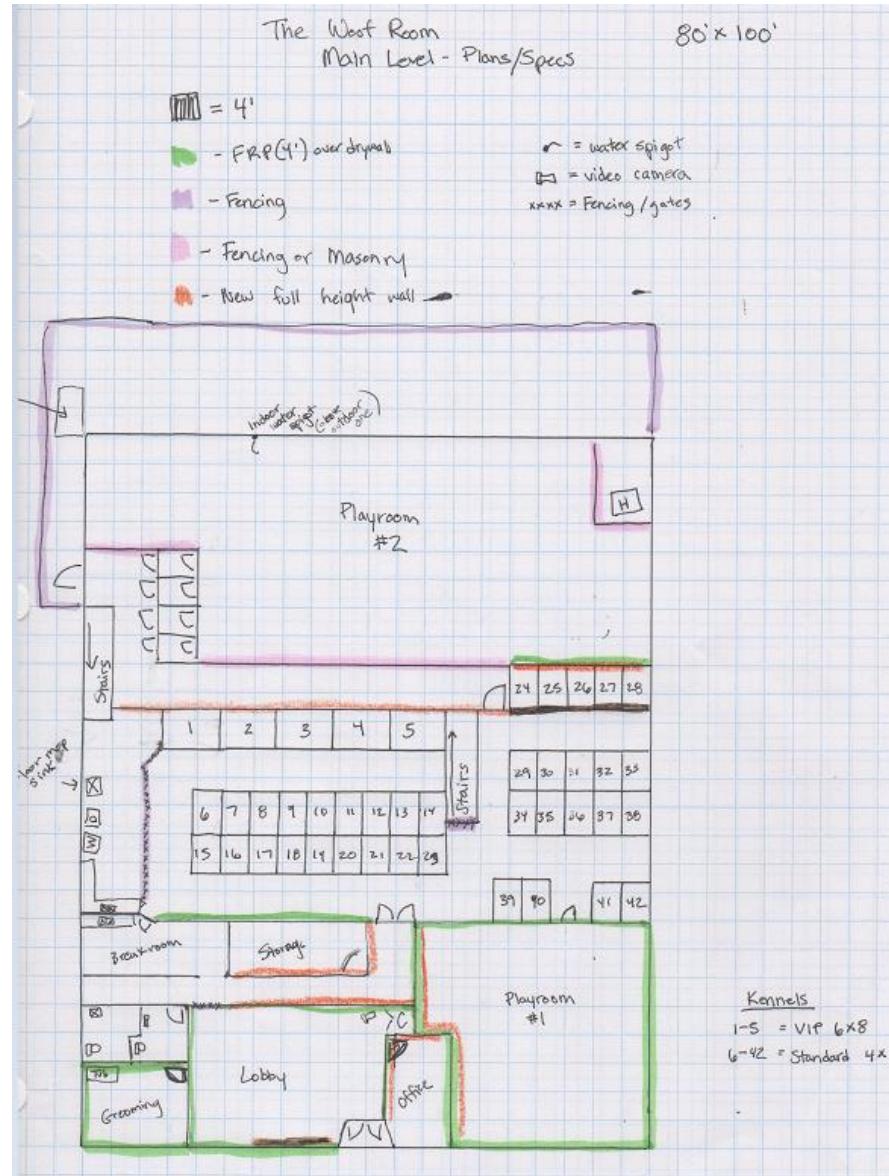
All information from sources deemed reliable  
but not guaranteed and should be  
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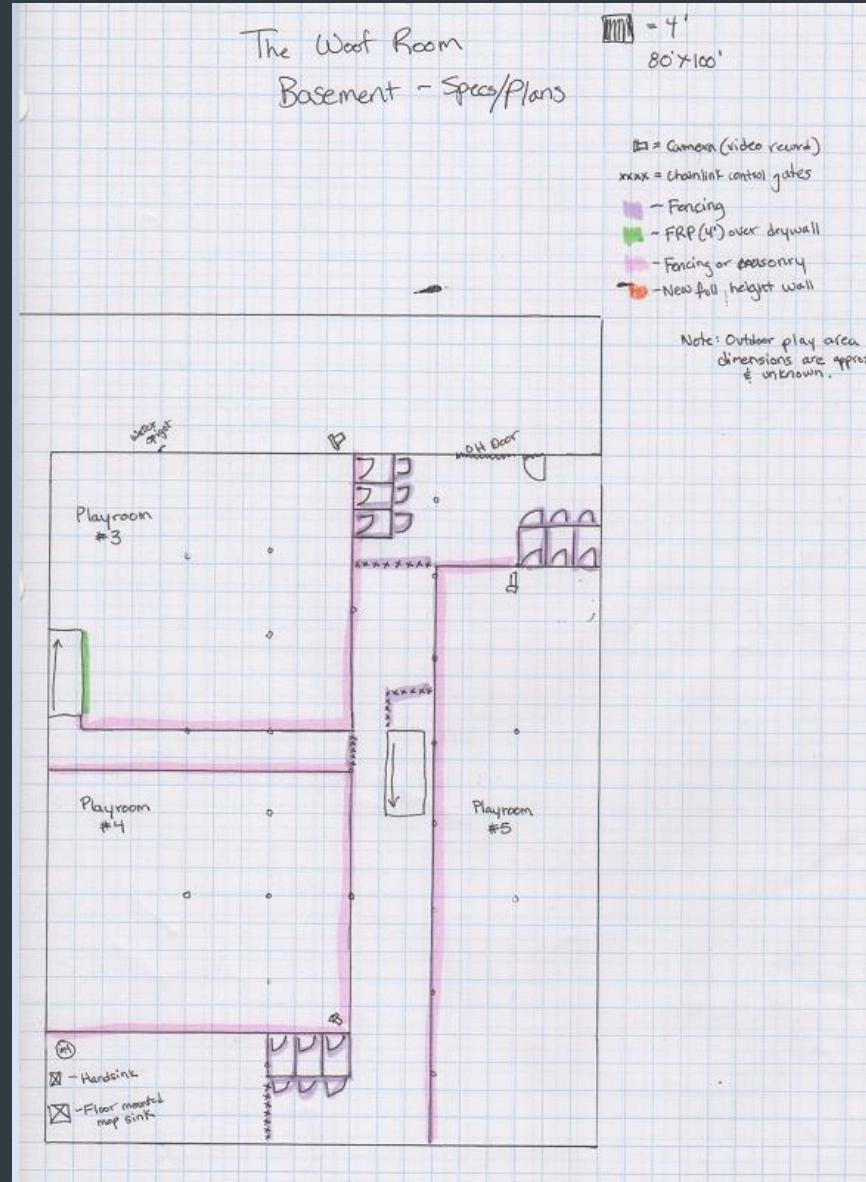
# Salient Facts

- **Building SF:** 16,000 SF (8,000 SF on the main level with a dock door and 8,000 SF on the lower level, which has a walk out and drive-in)
- **Available SF:** 16,000 SF
- **Parcel Size:** 0.60 AC
- **Rental Rate:** Negotiable
- **Sale Price:** \$1,299,000
- **Tax for 2025:** \$1.59 PSF
- **Fully heated/air-conditioned**
- **9' x 8' dock door & 8' x 8' drive-in**
- **200amp power**
- **Convenient access to Hwy 36 via Rice Street**

# Floor Plan



# Floor Plan



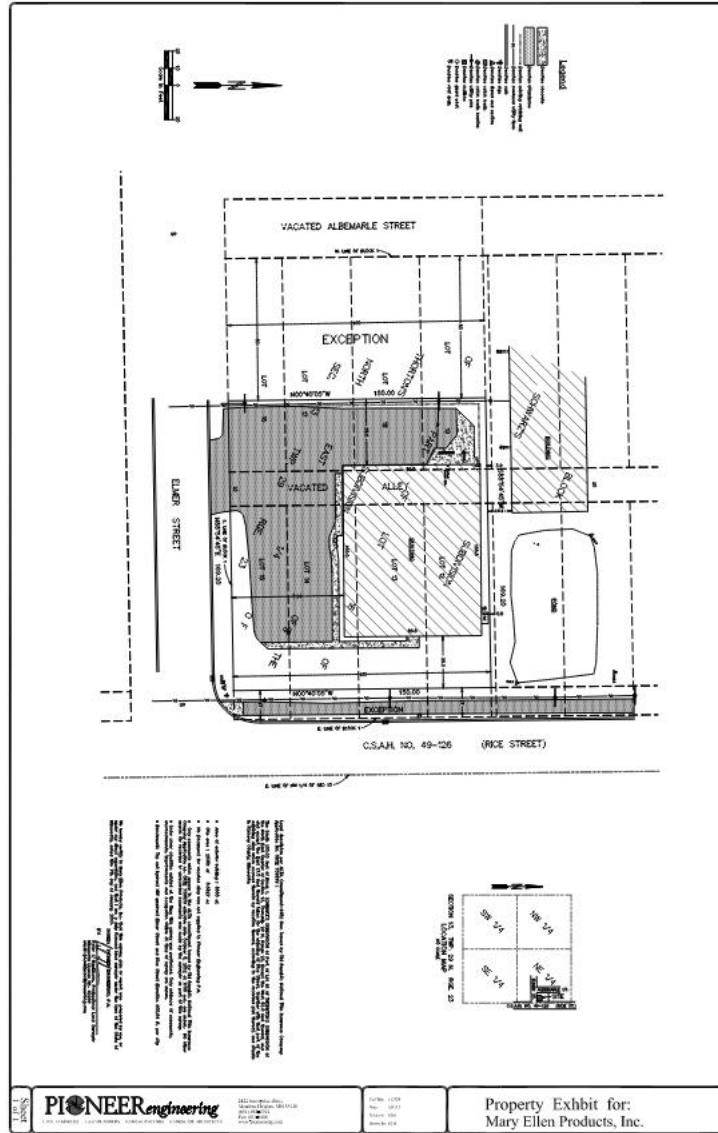
# Aerial



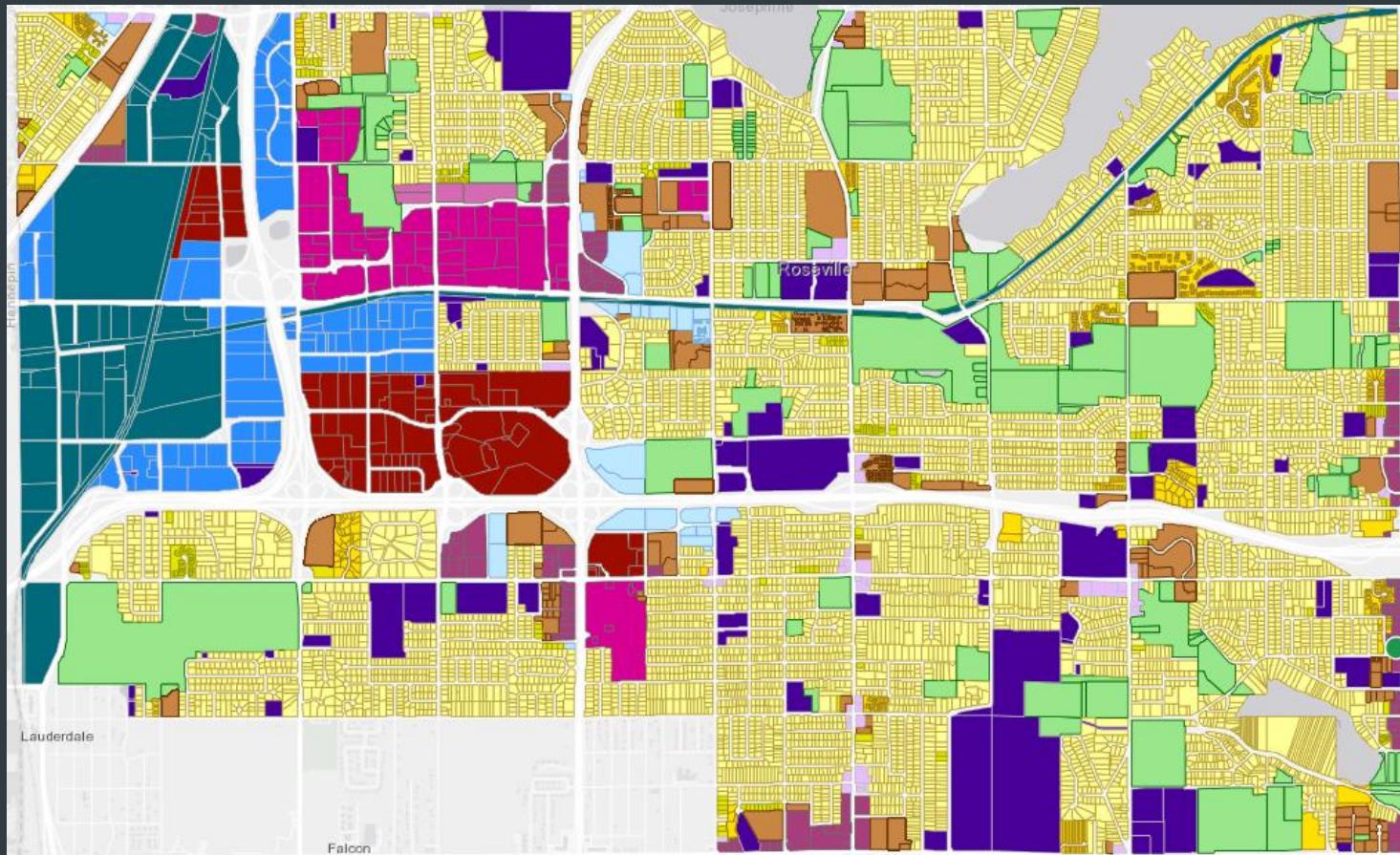
# Aerial



# Survey



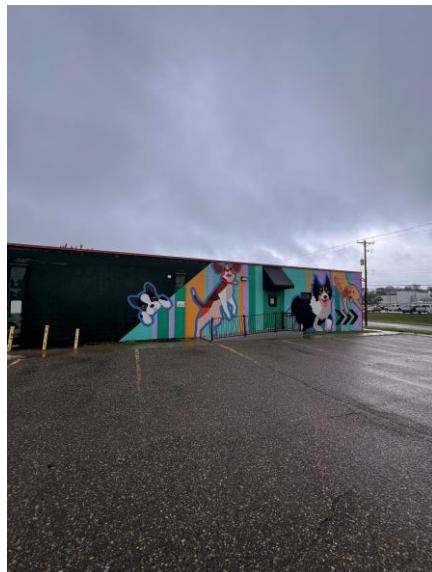
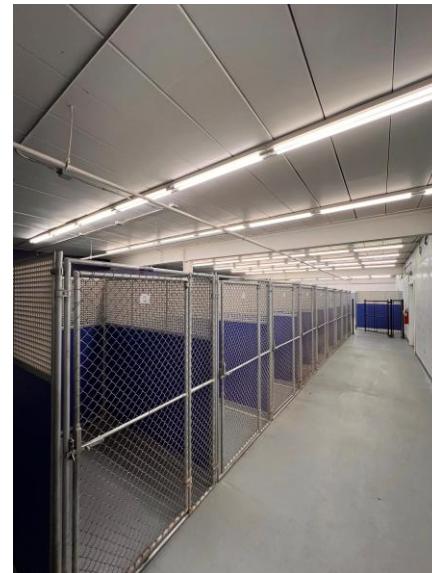
# Zoning



Zoned MU3 Corridor Mixed Use

Summary of Permitted Uses in MU3 per Zoning Code include Office, Clinical, Medical, Dental, Animal Boarding, Kennel, Veterinary, Cannabis Retailer, Cannabis Delivery/Transportation Business, Cannabis Lounge, Bank, Club, Day Care, Grocery, Fitness, Entertainment, Lab, Martial Arts, Processing, Warehousing, Liquor Store, Lodging, Mini-Storage, Mortuary, Gas Station, Restaurants, Retail, Brewpub, Microbrewery (conditional), Distillery (conditional), Student Housing, and Places of Assembly.

# Photos



# Contacts



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# About TCRE

Tradition Commercial Real Estate (TCRE) is a privately owned firm headquartered in Edina, Minnesota. TCRE is affiliated with Tradition Companies, a brand encompassing fifteen other privately owned companies.

At TCRE, we see our clients as so much more than just a number or a transaction, we see them as a family member and friend. Here every client has a deep relationship with one of our advisors. We are a partner in business and in life. We bring long term, strategic views to every relationship.

Our mission is our promise, providing our clients with unparalleled commercial real estate services and support with a commitment to delivering the best possible care and solutions.

Our vision is that every need for each client will be treated with our full commitment and support with the goal to provide the best possible solution to each project that we are entrusted with.