

FOR SALE

City Place Retail/Medical Land – 0.89 Acres 219 Radio Drive, Woodbury, MN 55125



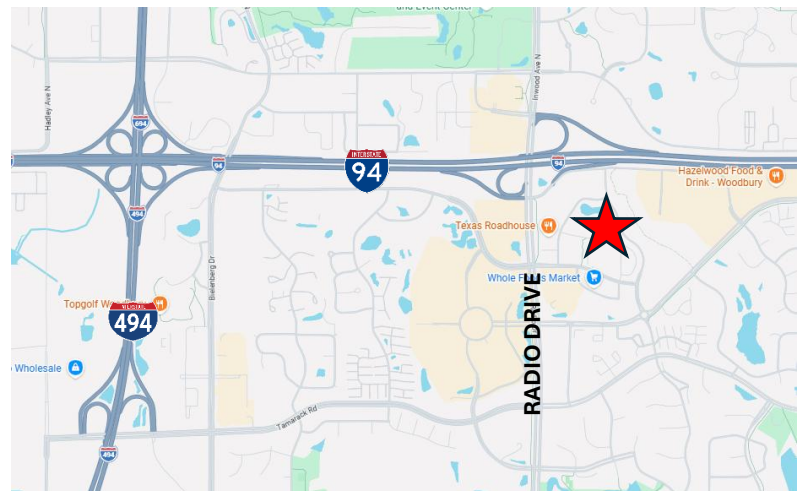
LISTING DETAILS

- Land Size: 0.89 Acres
- PID: 0402821120035
- Price: \$750,000 (\$19.35 per SF)
- Zoning: Gateway District
- Uses: Retail, Medical, or Office

PROPERTY DETAILS

- Pad Ready w/ Utilities Available on Site
- Flexible Zoning
- Easy Access to I-94
- Proximity to National Retailers & Medical

LOCATION



Located off I-94 and Radio Drive



CROSSROADS
PROPERTIES

Mark Young

D: 651-233-2435 | M: 651-307-2371

Zac Houle

D: 651-209-0520 | M: 651-248-7567

Joseph Dokken

D: 651-363-3598 | M: 651-395-0948

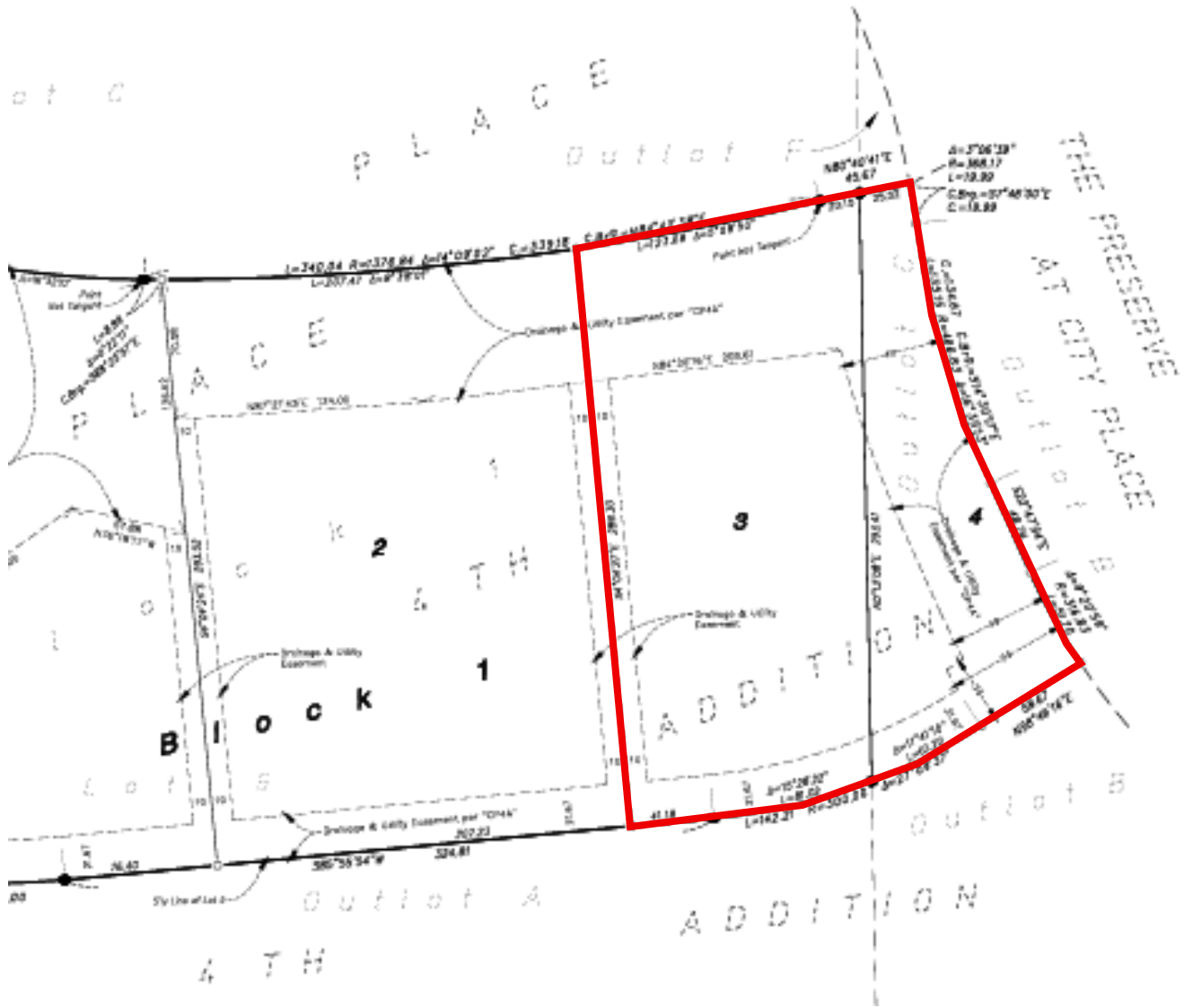
7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

www.crossroadsproperties.net

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SURVEY



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PERMITTED USES

Permitted uses

- Bank without drive-through facilities or drive-up automated teller machines.
- Business service.
- Clinic for human care.
- Commercial printing.
- Commercial recreation, 5,000 square feet or less in floor area, when located in a multi-tenant building.
- Essential services.
- Laboratory, dental or medical.
- Office use.
- Office showroom, 5,000 square feet or less in floor area, when located in a multi-tenant building.
- Office warehouse.
- Outpatient surgical center.
- Teaching and training facility without outdoor areas, equipment, or storage for training and instruction.

Permitted Accessory Uses

- Accessory uses that are customarily incidental and clearly subordinate to permitted and conditional uses as determined by the zoning administrator.
- Bicycle racks.
- Cafeteria not open to the general public.
- Cannabis retailer accessory to a clinic for human care.
- Electrical generator.
- Exterior employee break area.
- Ground source heat pump system in accordance with section 24-404.
- Information kiosk.
- Off-street parking and off-street loading
- Refuse and recycling storage area in accordance with section 24-252.
- Security gate detached building.
- Solar energy systems in accordance with section 24-406.
- Permitted ancillary uses within a hotel, motel or conference center with limited exterior building signage approved as part of a conditional use permit, such as:
 - (1) Car rental without vehicles occupying off-street parking otherwise required by city ordinance code not to exceed an inventory of 10 vehicles stored outdoors for each business.
 - (2) Convenience retail.
 - (3) Health and fitness center.
 - (4) Meeting/conference/banquet facilities.
 - (5) Personal service.
 - (6) Pharmacy.
 - (7) Restaurant, class I and II.
 - (8) Shuttle service.
 - (9) Theater.



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BUILDING CONCEPT PLAN

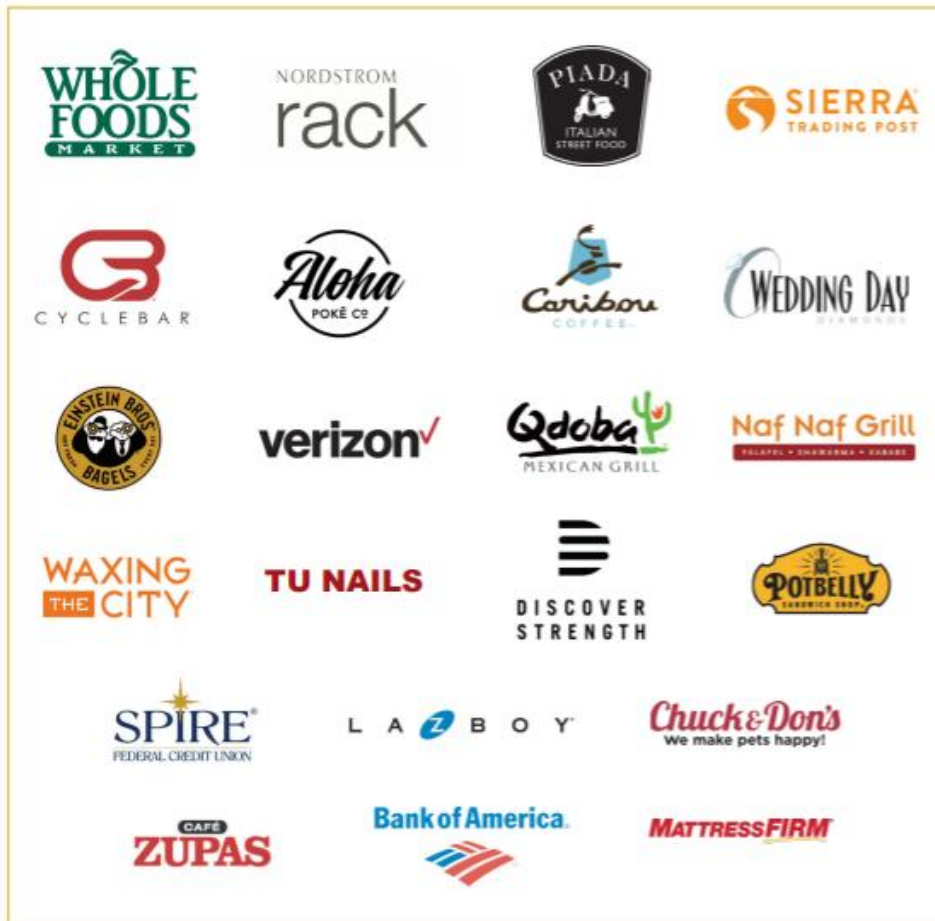


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RETAIL



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NEARBY RETAIL



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