



Accelerating success.



For Sale

Redevelopment Site New Car Dealership

2325 Prior Avenue North | Roseville, Minnesota 55113

Jim Rock

Senior Vice President
+1 952 225 4216
jim.rock@colliers.com

Suzanne Schefcik

Vice President
+1 952 897 7721
suzanne.schefcik@colliers.com

Property Information

Address 2325 Prior Avenue North
Roseville, MN 55113

PID# 09-29-23-32-0006
09-29-23-32-0009
09-29-23-32-0008

Building Size 67,730 SF

Land Area 5.68 Acres

Year Built 1973

Floors 1

Parking 60 Surface Spaces

Zoning MU-4: Core Mixed Use District

2024 Taxes \$237,488

Sale Price **\$7,590,000**



Property Highlights

Great Visibility

Freeway Access

Nearby Amenities

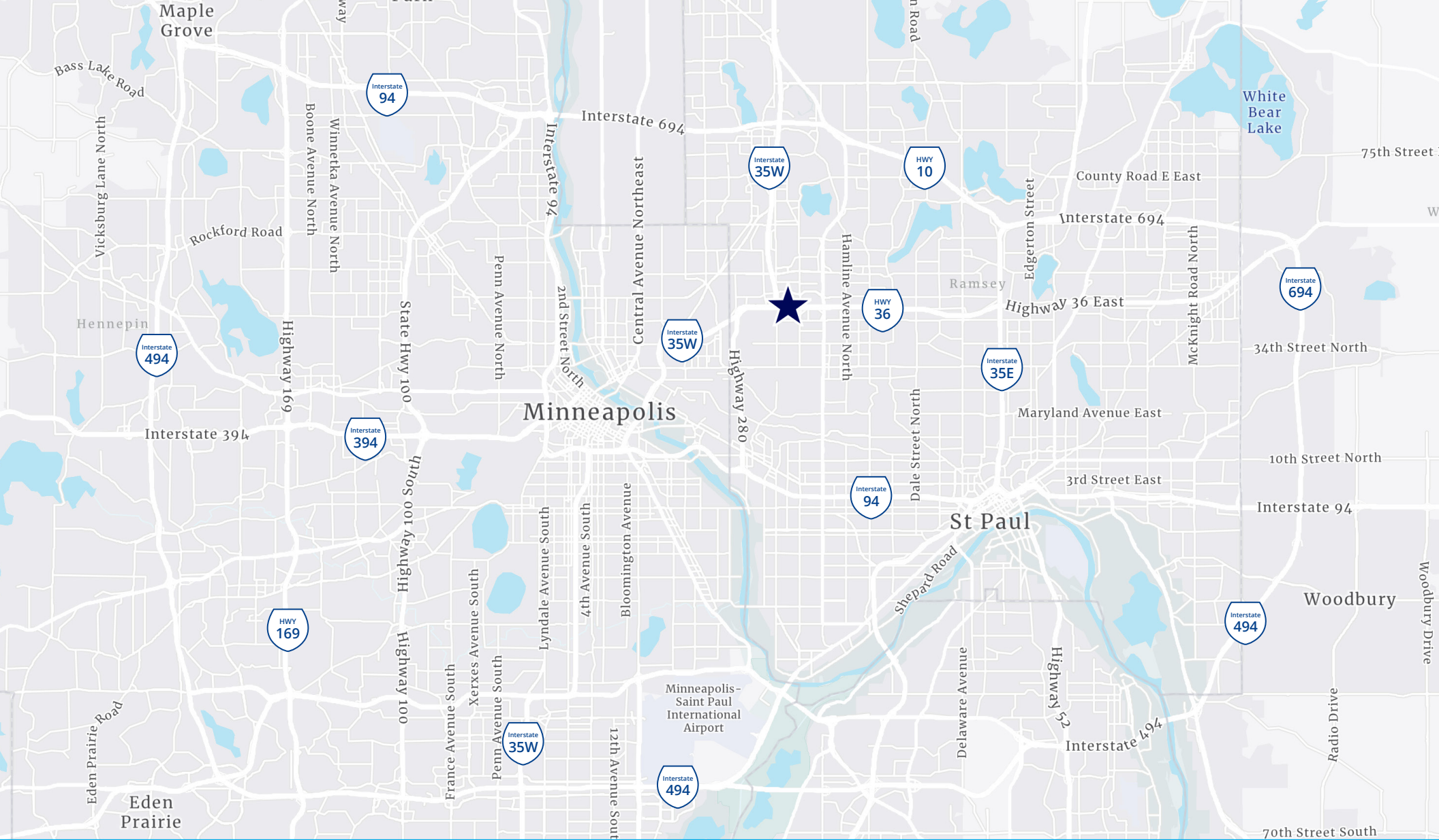
Established Dealership

Able to Operate as a
New Car Dealership

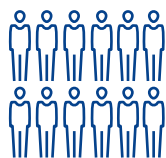


Location Overview





Demographics (5 mile radius)



2024
Population
363,702



Projected
Population
373,795



2024 Daytime
Population
338,650



2024 Average
Household Income
\$105,031

Zoning Code

MU-4: CORE MIXED USE DISTRICT

Statement of Purpose

“Provide attractive, inviting, high-quality retail shopping and service areas, mixed-use sites, including vertical mixed-use, and medium and high-density residential projects that are conveniently and safely accessible by multiple travel modes including vehicle, walking, and bicycling.”

The MU-4 District is designed for businesses that provide goods and services to a regional market area, including regional-scale malls, shopping centers, large-format stores, multi-story office buildings and automobile dealerships, as well as high density residential uses. The comprehensive plan’s goal is for core mixed use areas to incorporate residential land uses accounting for at least 10% of the overall mixed use area. The MU-4 District is intended for locations with visibility and access from the regional highway system.

Permitted Uses

MU-4 has a wide variety of permitted and conditional uses some of which are:

- Office
- Medical
- Commercial - Retail
- Multi-family of 5 units and above





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