

Commercial Office (General)

COMMERCIAL

2700 RICE ST

SAINT PAUL, MN 55113

\$412,901 TopHap Estimate · \$122 / ft² · confidence 85 · as of Jun 23, 2026



3,383 ft²
LIVING AREA

0.5 ac
LOT SIZE

1967
YEAR BUILT

2
PARKING

VALUATION

\$413K

\$351K low

\$475K high

Last Sale

\$325,000 · Apr 12, 2024

Est. Owner Equity

\$412,901

TAX & ASSESSMENT

Property Tax	\$11,624 (2025)
Assessed Value	\$341,500
Previous Assessed	\$390,800
Assessor Market Value	\$341,500

PROPERTY FACTS

Property Type	Commercial Office (General)
County	RAMSEY
Lot (acres)	0.50
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2024	Quitclaim	Quit Claim Transfer			
Apr 12, 2024	Resale	Warranty Deed	\$325,000	\$96	
Mar 7, 2017	Resale	Warranty Deed	\$235,000	\$69	\$223K
Jul 9, 2012	Resale	Grant Deed	\$310,000	\$92	\$2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roseville Area Middle School	Middle	7–8	0.6 mi
Little Canada Elementary School	Elementary	KG–6	1.1 mi
Roseville Area High School	High	9–12	2.4 mi

District: Roseville Public School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 55113

87 CRIME INDEX	87 AIR POLLUTION	40,782 POPULATION	\$89K MEDIAN IN-COME	45°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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