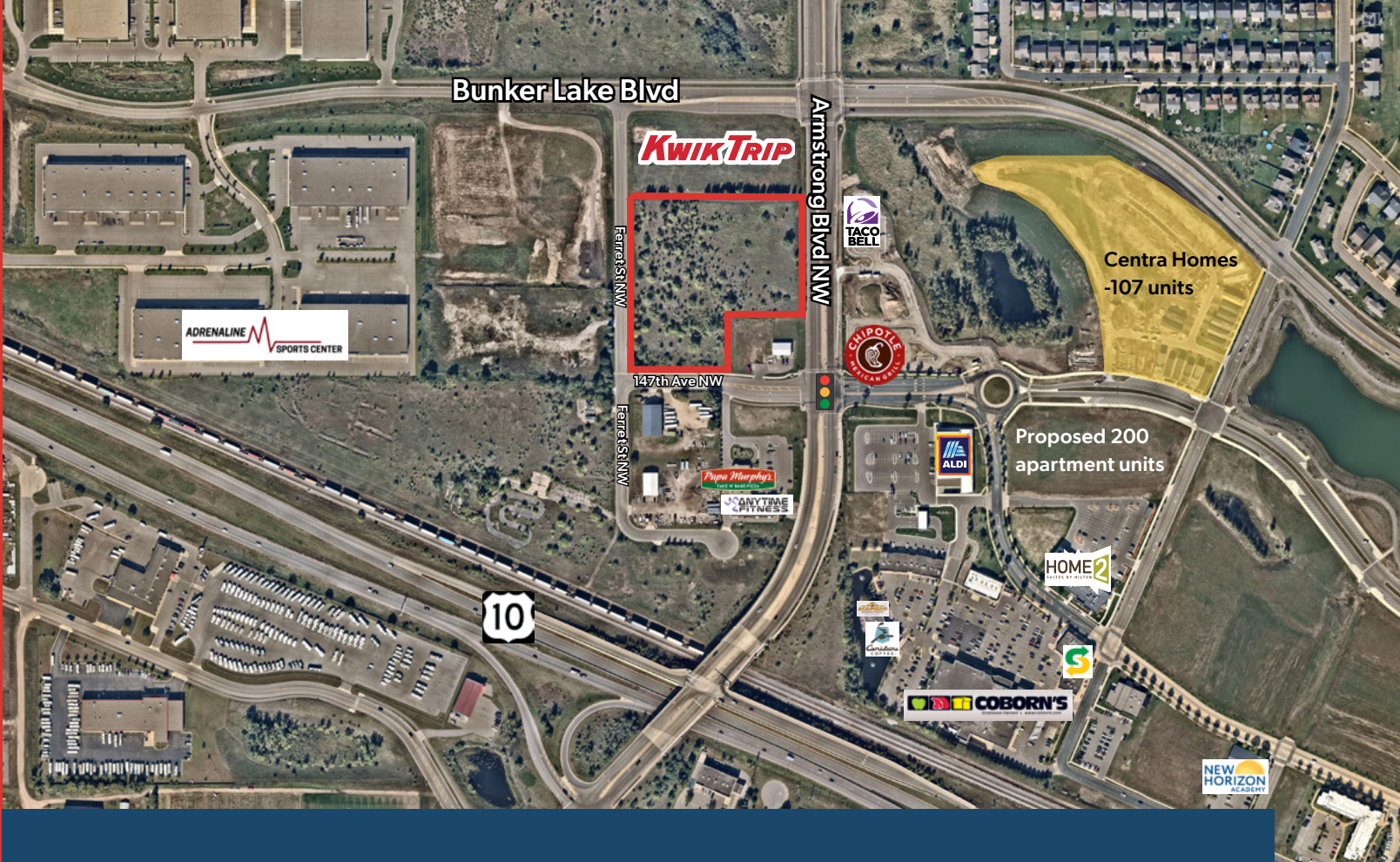


Commercial Land for Sale

±6.61 acres



ARMSTRONG BLVD & 147TH AVE NW



PROPERTY OVERVIEW

±6.61 LAND PURCHASE OPPORTUNITY
ADJACENT TO BUNKER LAKE BUSINESS
PARK & THE COR AT RAMSEY



Prime Commercial
Development parcel in Ramsey



Access to site at lighted
intersection of Armstrong Blvd
& 147th Ave NW



Nearby retailers include Aldi,
Coborns, Kwik Trip, Take
5, Subway, Papa Murphy's
Caribou Coffee, Chipotle, Taco
Bell



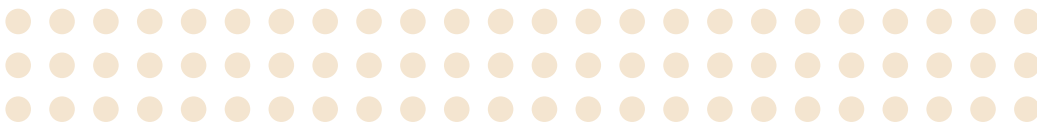
Over 1,500 new housing units
recently completed, under
construction or planned



1 million SF+ of new industrial
development completed over
last 5 years within 2 miles of
site



Bunker Lake Blvd: 3,448 VPD
Armstrong Blvd: 7,131 VPD
Hwy 10: 37,743 VPD



SPECIFICATIONS

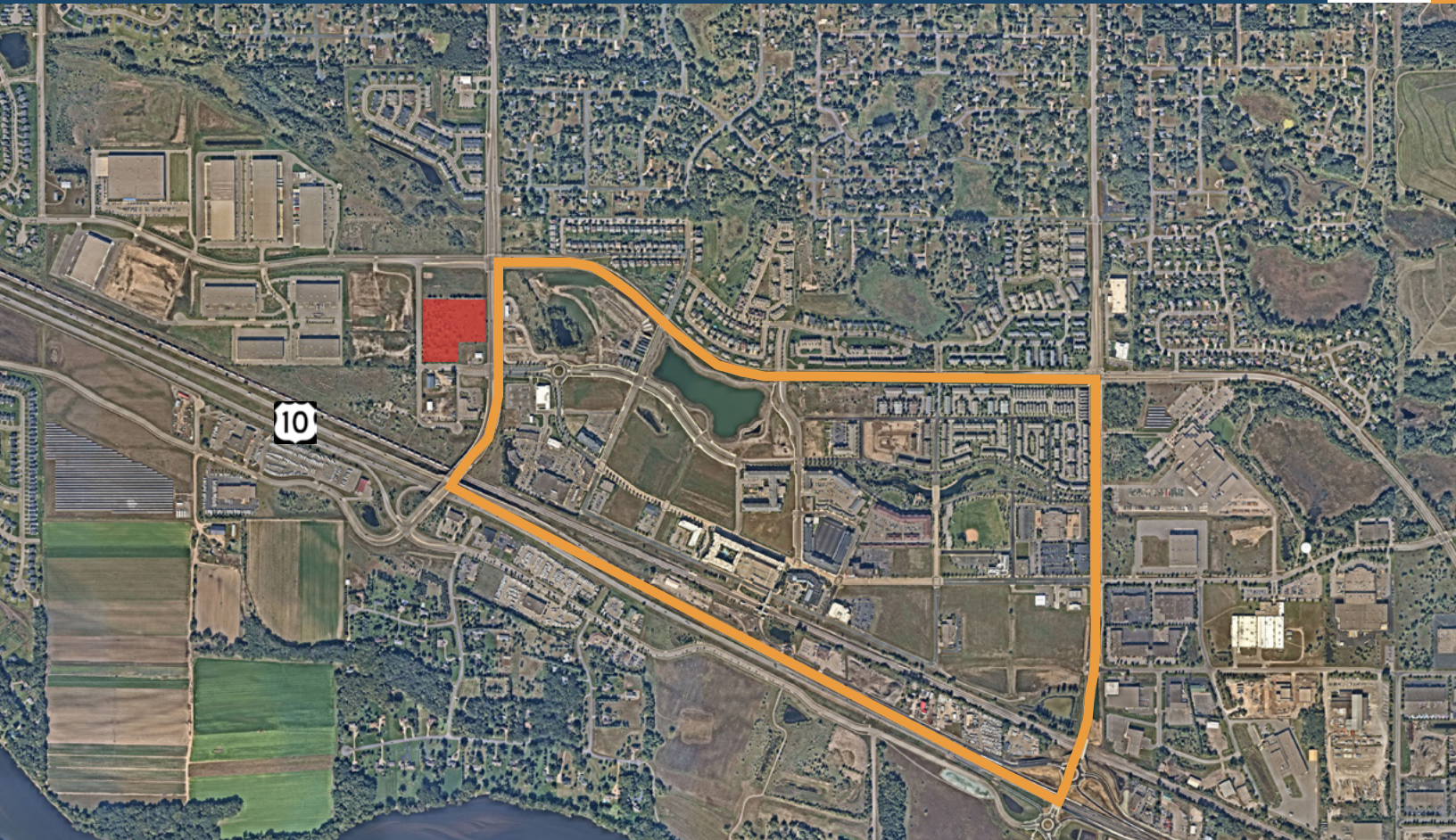
Price	\$8 PSF
Acreage	±6.61
Zoning	B-2 Business District
2025 Taxes	\$31,654
PIDs	29-32-25-11-0011; 29-32-25-11-0007
Access	City has confirmed they will allow full access off of 147th into the site along with access points off Ferret ST NW



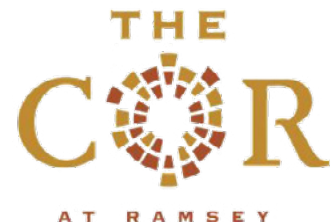


B-2 BUSINESS DISTRICT

This district is intended to provide a district for the development of community-scale office, retail sales, restaurant, and services functional for both pedestrians and automobiles.



The COR (Center of Ramsey) is the City of Ramsey's downtown development. This 300+ acre development is a true, transit oriented and walkable, urban development. The COR is centered on U.S. Highway 10/ U.S. Highway 169 and the Ramsey Northstar Commuter Rail Station. This development with a mix of uses is home to a long list of successful projects including residential, retail, office, recreation, government facilities, and much more.



ARMSTRONG BLVD & 147TH AVE NW

RAMSEY, MN



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