

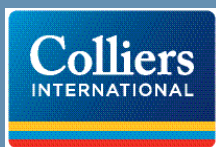
# PRICE REDUCTION

## FOR SALE Ramsey Land

SEQ Hwy 10 & Ramsey Blvd  
Ramsey, MN

NATE HANSEN  
952 374 5856  
[nate.hansen@colliers.com](mailto:nate.hansen@colliers.com)

TED GONSIOR  
952 897 7744  
[ted.gonsior@colliers.com](mailto:ted.gonsior@colliers.com)



COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com/msp](http://www.colliers.com/msp)

### PROPERTY DETAILS

- **Tremendous Investment Opportunity!**
- Approximately 9.33 Acres (406,414.8 SF)
- Zoned MU-PUD: Mixed-Use, Planned Unit Development
- Highly Visible Location on High Traffic Corner
- Utilities Available
- Great Proximity to the Northstar Commuter Rail Ramsey Station



## FOR SALE > Ramsey Land

**Address:** SEQ Hwy 10 & Ramsey Blvd  
Ramsey, MN 55303

**Description:** Approximately 9.33 Acres Available

**Zoning:** MU-PUD

**Guided:** MU: Mixed-Use

**PID:** 34-32-25-22-0045

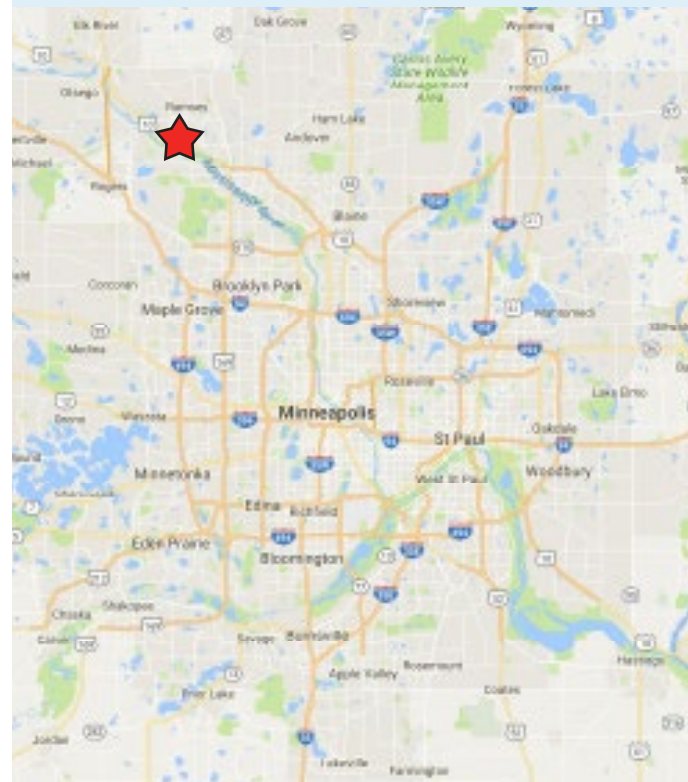
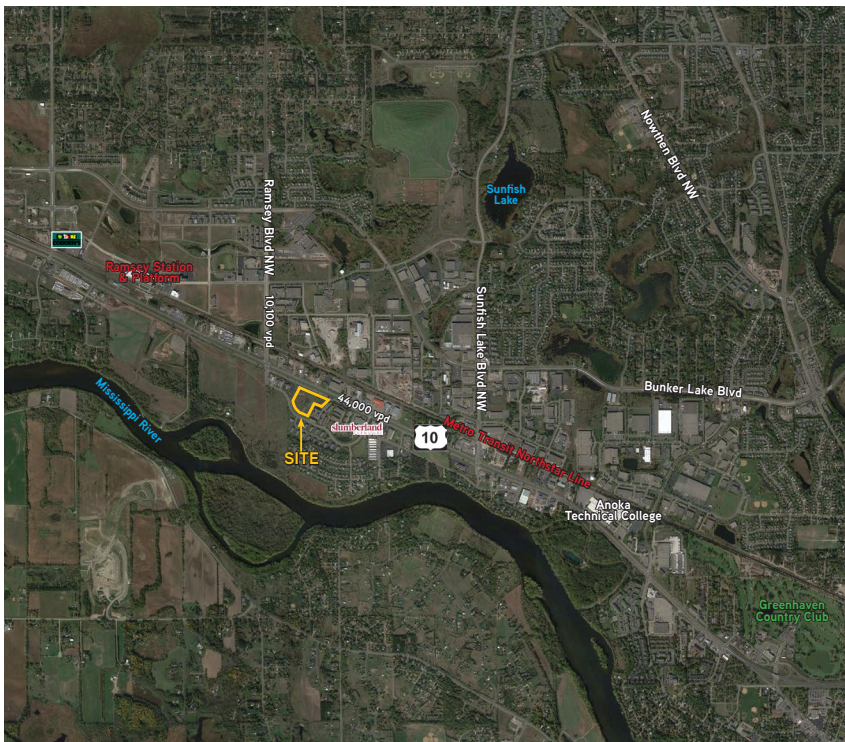
DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population	2,888	27,882	72,438
Median HH Income	\$78,845	\$75,101	\$74,751
Average HH Income	\$93,049	\$86,550	\$87,132

**Traffic Counts:** Highway 10 - 44,000 vpd  
Riverdale Dr NW - 3,700 vpd

**Taxes (2017):** \$5,429.38

**Sale Price:** ~~\$2,900,000 (\$7.14 psf)~~  
**\$650,000**

## AERIAL



## CONTACT US

NATE HANSEN  
952 374 5856  
[nate.hansen@colliers.com](mailto:nate.hansen@colliers.com)

TED GONSOIR  
952 897 7744  
[ted.gonsior@colliers.com](mailto:ted.gonsior@colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



**COLLIERS INTERNATIONAL**  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
952 897 7700  
[www.colliers.com/msp](http://www.colliers.com/msp)