



For Sale or Lease

6750 Highway 10 NW
Ramsey, MN 55303

DAN FRIEDNER

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COLLIERS INTERNATIONAL
5985 Rice Creek Parkway
Suite 105
Shoreview, MN 55126
www.colliers.com/msp

Building Square Feet:	2,400 square foot retail building
Lot Size:	1.32 acres (57,500 square feet)
Zoning:	B-2 Business District
Year Built:	1990
Loading:	One (1) 10' x 10' drive-in door One (1) 8' x 8' drive-in door
Clear Height:	16'
2017 Est. Taxes:	\$12,621.42 (\$5.26 per square foot)
Sale Price:	\$595,000

FOR SALE OR LEASE

Property Address:	6750 Highway 10 NW, Ramsey, MN 55303	
Available:	Office/ Showroom:	1,000 square feet
	Warehouse:	1,400 square feet
	Total:	2,400 square feet
Loading Specs:	Drive-in doors:	One (1) 8' x 8' One (1) 10' x 10'
Building Specs:	Clear Height:	16'
	Year Built:	1990
	Roof:	Rubber membrane
	Zoning:	B-2 Business District
	Parking Lot:	Seal coated in 2004, 2008, 2012 & 2015
	Air Conditioning:	100%
2017 Est. Taxes:	\$12,621.42 (\$5.26 per square foot)	
Anoka County PID:	34-32-25-13-0003	
Lease Rates:	Negotiable	

Sale Price: \$595,000



Contact Info

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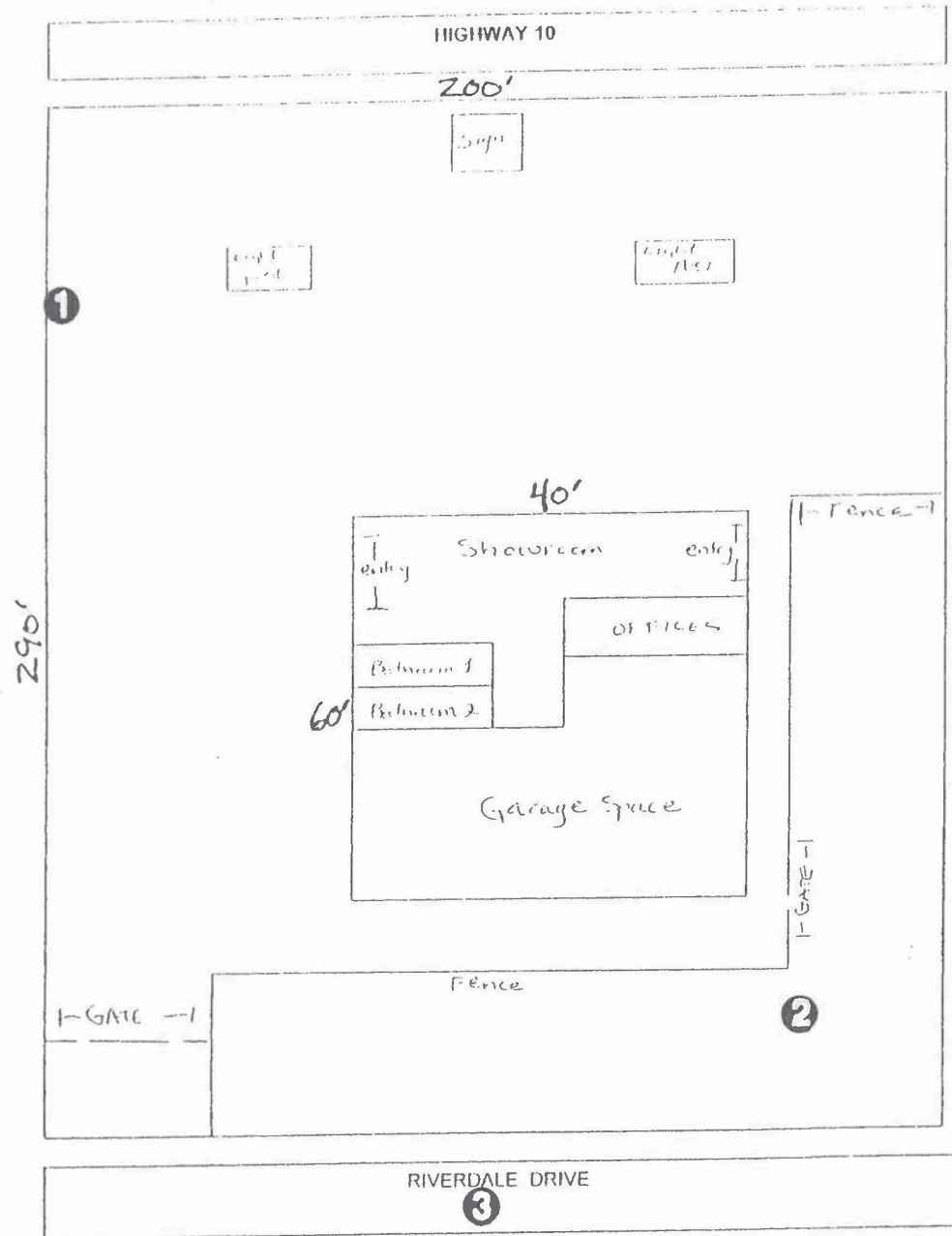
PROPERTY ID	34-32-25-13-0003	Owner	SON HOLDING COMPANY LLP
ADDRESS	6750 HIGHWAY 10 NW	Owner Address	6750 HWY 10 NW
CITY	RAMSEY	Owner City	RAMSEY
STATE	MN	Owner State	MN
ZIP CODE	55303	Owner Zip Code	55303



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
 4/28/2017

SITE PLAN



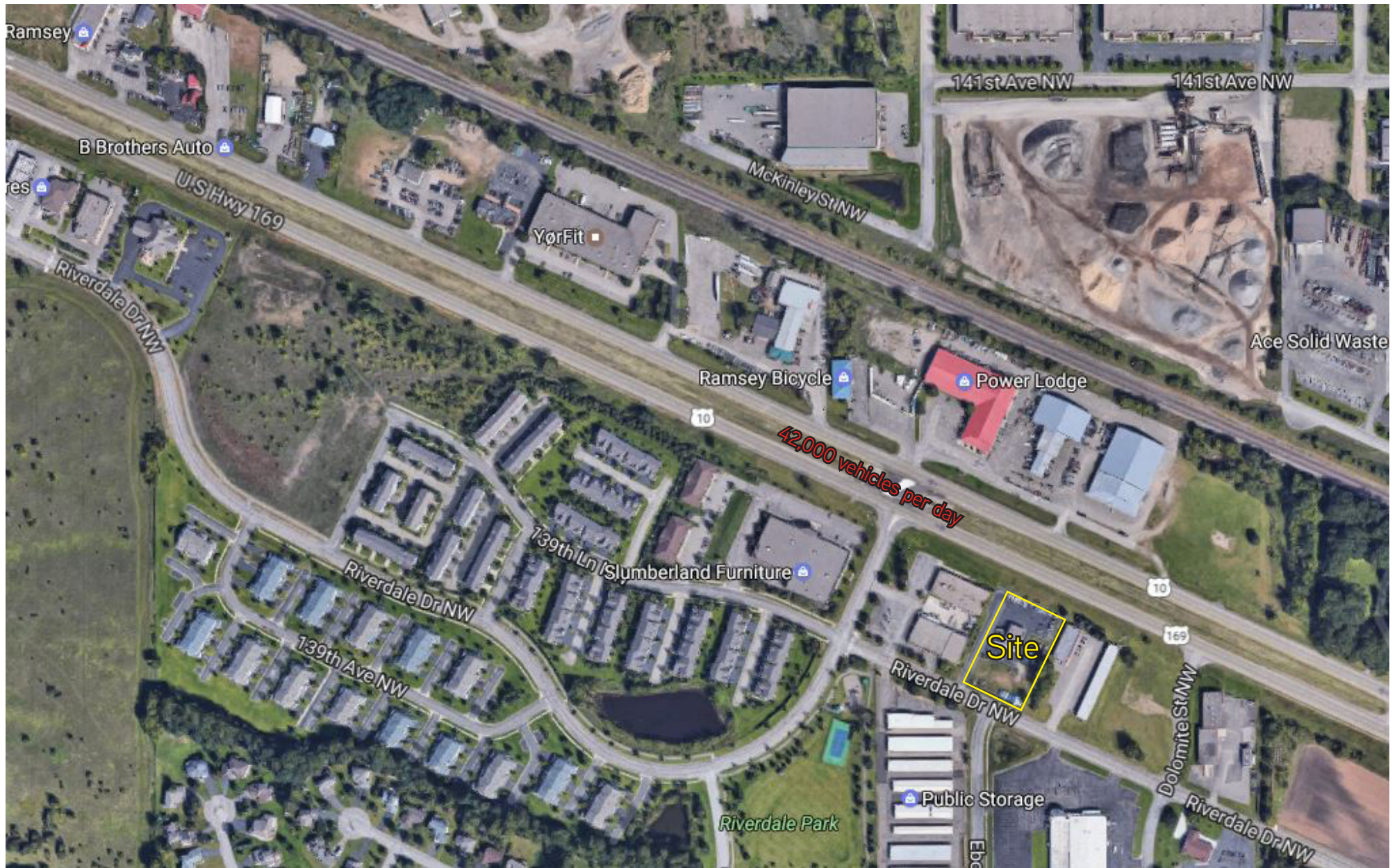
GROSS SITE AREA = 58,000 SQUARE FEET (1.33 ACRES)



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*Source: Minnesota Department of Transportation 2014
 Study Averages are per day total cars

