



KW Commercial Northwest
17205 Yale St, Suite D.
Elk River, MN 55330
612.860.6177
ryanhardin@kw.com
www.hardin-cre.com

9349 US Highway 10, Ramsey, MN 55303



Address: 9349 US Highway 10, Ramsey, MN 55303

Lot Size: S485*810*1153*264 (7.08 Acres)

Property ID: 19-32-25-24-0002

Price per Sq. Ft: \$3.55 per square foot

2015 Property Tax: \$10,538.53

Features and Amenities: Excellent location on US Highway 10/169 adjacent to BNSF® tracks. Over 7 acres for development!

Listing Company: KW Commercial Northwest

Listing Agent: Ryan Hardin
612.860.6177
<mailto:mryanhardin@kw.com>

Notice:

Information contained in this package deemed reliable but not guaranteed. All information should be independently verified. No guarantees or warranties are made as to the accuracy or the timeliness of the information.

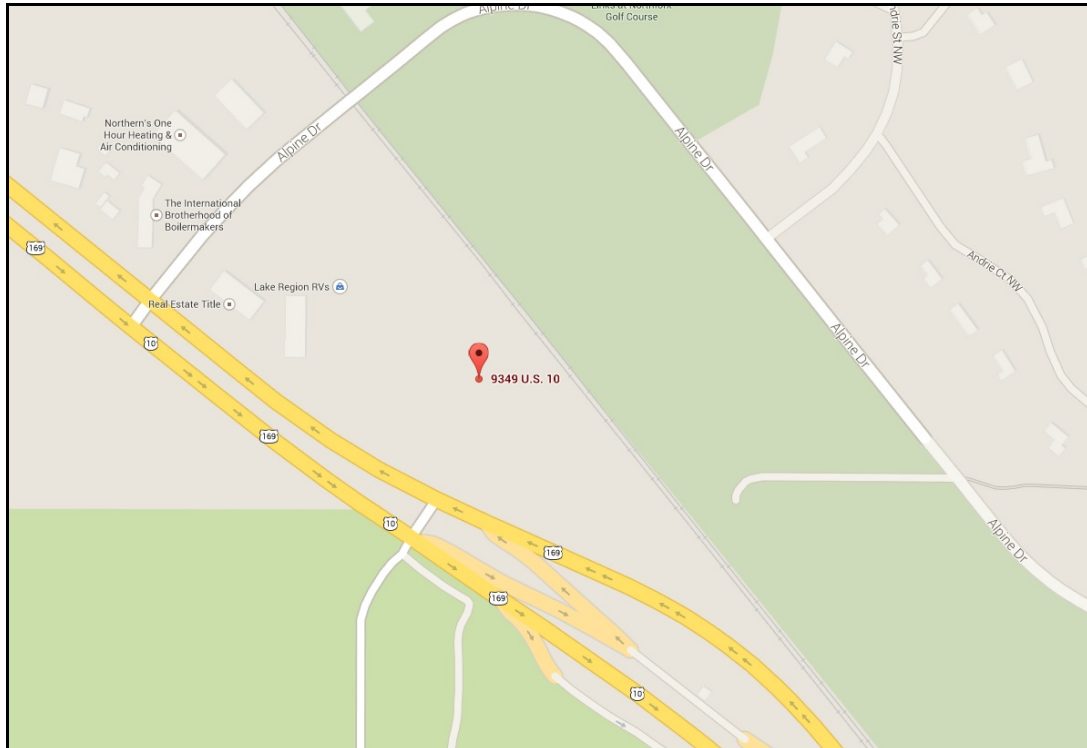


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Property Highlights:

- Listed For Sale at \$1,095,000
- Over 700' of US Highway 10/169 Frontage
- 33,000 Vehicles per day (2012 MnDOT published results) on US Highway 10/169
- Outside City of Ramsey Sewer and Water Connection Area
- Natural Gas, Electric, Phone, Cable and Internet available
- Dedicated Right Turn access available (subject to MnDOT approval)
- City of Ramsey EDA incentive programs may be available. Contact Patrick Brama Economic Development Manager at the City of Ramsey for more information at 763.433.9830.

Location Map:





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Aerial Maps:



Aerial Maps (cont.):





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Property Photos:





Property Photos (cont.):

