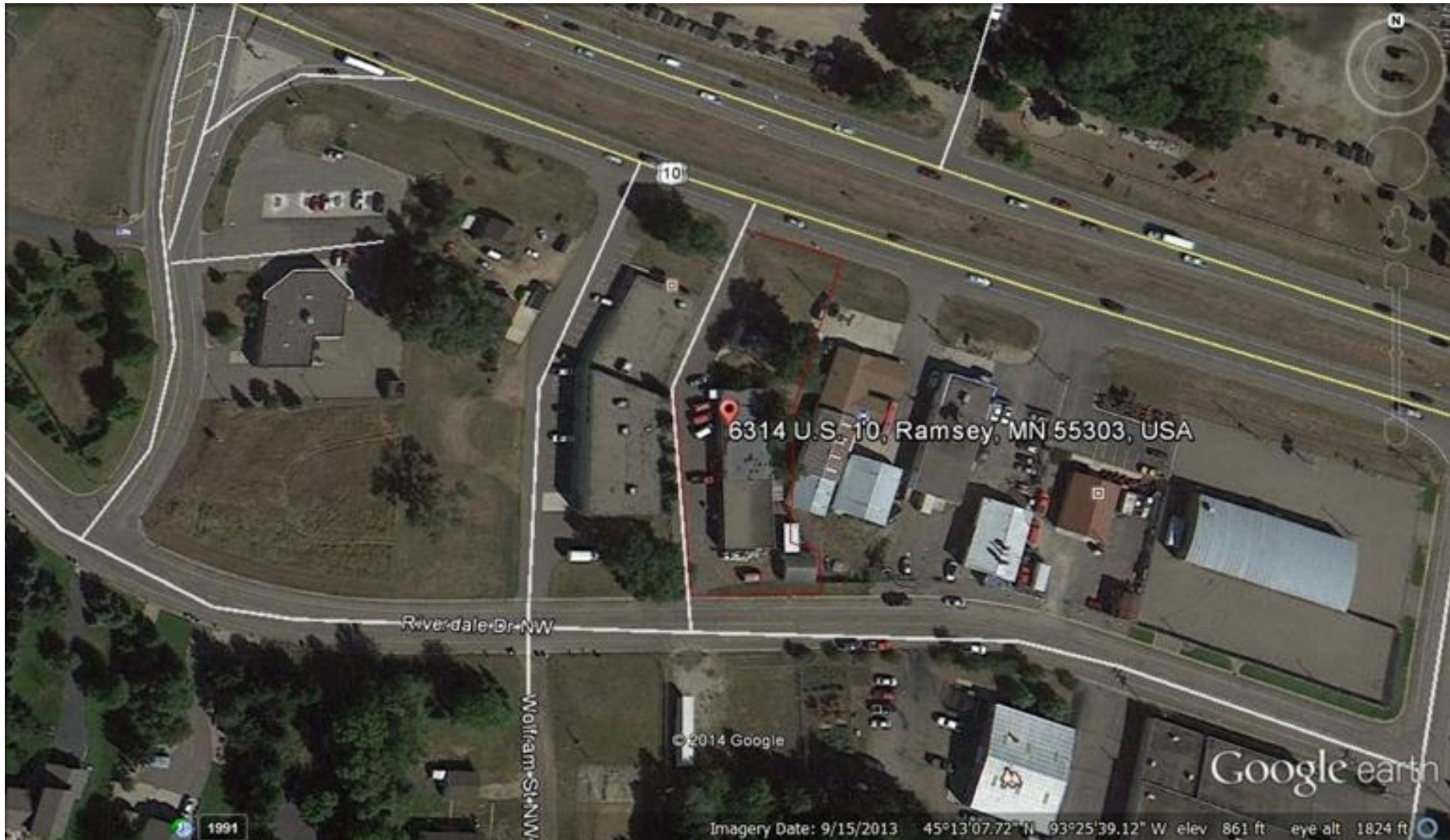


Electric Systems of Anoka

6314-Hwy 10, Ramsey, MN 55303

\$495,000



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10984 Jackson Drive | Eden Prairie, MN 55347



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INVESTMENT HIGHLIGHTS

- Minutes away from the new bridge construction at Highway 10 and Armstrong Boulevard
- Northstar Community Rail Station nearby
- Easy access to Hwy 169 and Cty Rd 10.
- Ramsey Mayor Sarah Strommen states the new bridge and interchange “will boost economic development making it easier for customers to reach the business area...”
Startribune June 17, 2014
- The City of Ramsey: Bordered to the east by the Rum River and to the south by the Mississippi River, Ramsey boasts unique natural resources, robust industrial, office and commercial developments and a broad mix of housing choices.

Investment Description:

95' of frontage on Hwy. 10 with one curb cut on Hwy. 10. Lot is .62 ac. with 600 sf of office and 5600 sf of warehouse/shop. Drive in and dock doors. Lighted sign on Hwy. 10 grandfathered in. Intersection of Sun Fish Lake Blvd and hwy-10 on south side of highway. Utilities Electricity/Power

Market Summary

Current asking prices of industrial properties continue to be at all-time lows. This property is located in the Anoka County trade area which has a proven record for providing a robust business environment and one which offers desirable opportunities for economic development and sustained business growth. It is home to the Anoka/Blaine Airport, the North-Star Commuter Rail system.

The City of Ramsey is a northern ring suburb nestled on three sides by other growing municipalities including the Cities of Elk River, Oak Grove and Nowthen. It has hundreds of successful and growing businesses and a progressive vision for business and development for their city. The City of Ramsey's Economic Development Manager, Ted LaFrance was recently quoted stating, “We're seeing significant development coming our way,” in an August, 2014 Finance and Commerce article regarding a City of Ramsey plans for pursuing adding a new 93 acre business park nearby as one part of a 350 acre greenfield development. In addition, a \$37.5 million dollar highway infrastructure construction starting this fall to improve safety and traffic flow are strong investment trends toward economic growth for the area.

Market Metrics

Ramsey is a community of 24,668 full time residents located in the first ring suburbs of the Minneapolis/St. Paul Metro. Minneapolis-St. Paul is home to one of the largest pools of skilled production workers in the nation, ranking 5th out of the 30 largest cities.(MNDeed 2013) Manufacturing shipments for Ramsey(2007=\$558,114,000 *quickfacts.census.gov).



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INVESTMENT HIGHLIGHTS

- Price: \$495,000
- Building Size: 6,200 SF
- Price/SF:\$79.84
- Property Type: Industrial
- Property Sub-type: Distribution Warehouse
- Additional Sub-types: Manufacturing
- Property Use Type: Business For Sale
- Commission Split: 3%
- No. Stories: 1
- Year Built: 1975
- Clear Ceiling Height: 12 ft.
- Dock-High Doors/Loading: 1
- Drive In/Grade-Level Doors: 1
- Lot Size: 0.62 SF
- APN / Parcel ID: 352225320050
- Listing ID 18940809

Comparables: North Country, 7040 143rd Ave Nw, Ramsey, MN 55303

Sale Status: Sold
Sale Date: 12/10/2013
Sale Price: \$550,000 (\$83.43/SF)
Listing Price: \$600,000
Document #: 2074429001
Property Type: Industrial
Property Subtype: Warehouse
Market: Anoka county
Submarket: Ramsey
Building Size: 6,592 SF
Lot Size: 1.99 Acres
APN / Parcel ID: 27-32-25-33-0013



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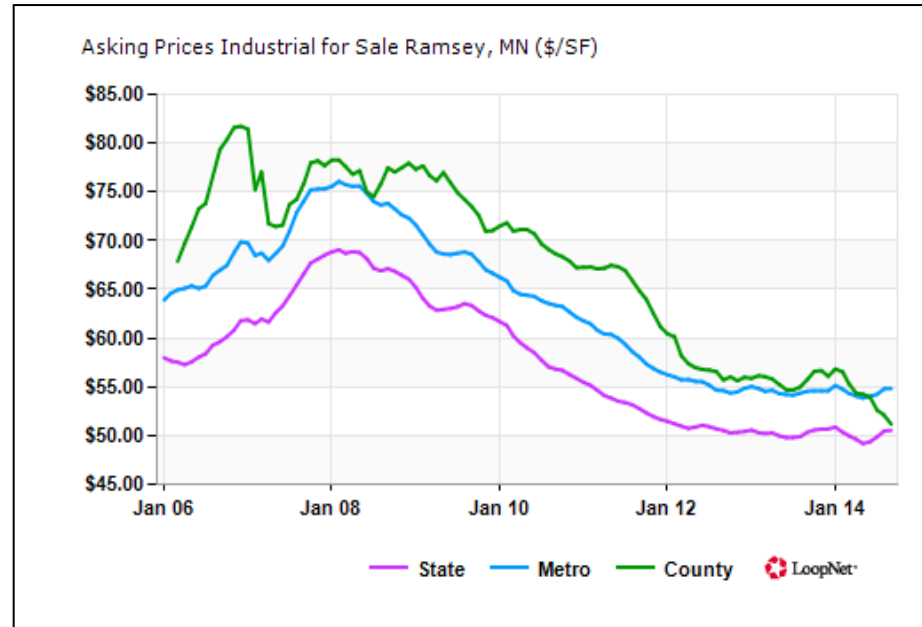
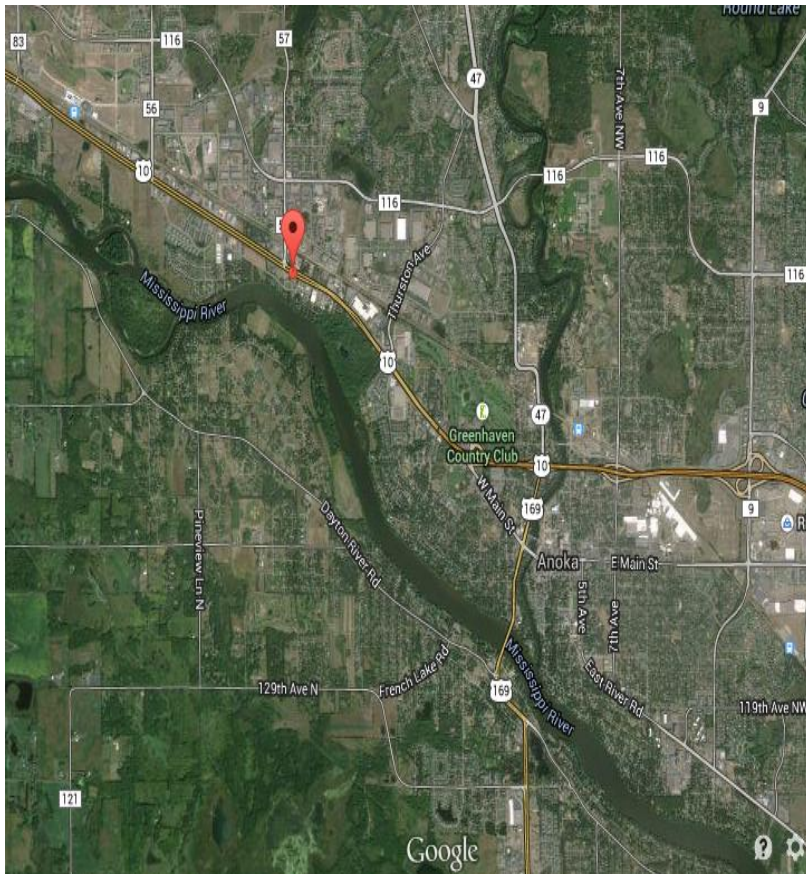


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Asking Price Index Trends for Ramsey, MN Industrial For Sale

	Sep 14	vs. 3 mo. prior	Y-O-Y
-State	\$51	+2.4%	+0.4%
-Metro	\$55	+1.4%	+0.4%
-County	\$51	-5.1%	-8.2%



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