

## PROPERTY PROFILE: CITY OF RAMSEY

**NUMBER:** 08 (RFP #01)  
**ADDRESS:** 5195 142ND AVE NW  
**PID:** 253225430043  
**LEGAL:** Lot 1, Block 1, River's Bend Plaza 2<sup>nd</sup> Addition, Anoka County, Minnesota  
**ACRES:** 1.01  
**VALUATION:** \$195,900 (County, 2013)  
**ZONING:** B1 Business District  
**MUSA:** Yes  
**GIS IMAGE:**



### DESCRIPTION:

The subject property is located on the east side of Saint Francis Boulevard and on the north side of 142<sup>nd</sup> Avenue. This property is the former Amoco Oil Station and it is now vacant. This property is zoned Business District and is surrounded by businesses. A small bluff is located on the west side of the property. Besides a number of restrictions placed on the property from the previous owner (see owner and encumbrance report), this property is ready to be sold. The City has put a significant amount of investment in the property (between acquisition, demolition and clean up).

### WETLAND:

No reason to use property for wetland banking. There are no issues with wetlands that would make this property unusable; or, affect adjacent properties.

**MAINTENANCE:** Mowed 6 times per year—\$75 per mow (\$900).

**OWNER & ENCUMBRANCE:** This is the former Amoco Oil Station site. The City has marketable title to the parcel and it can be sold, however, it is encumbered by Amoco Oils' several restrictive covenants on the use of property. See attachment for details. Generally, the restrictions prevent the sale of petroleum, prevent excavation, and prevent residential development.

**DISPOSITION:** The city is free and clear to sell this property. The subject property is suitable for a number of uses (that require minor excavation based on the O&E report).

## PROPERTY PROFILE: CITY OF RAMSEY

**NUMBER:** 40 (RFP #02)  
**ADDRESS:** Sunwood and Krypton  
**PID:** 343225130005  
**LEGAL:** Lot 1, Block 4, Riverside West Plat  
**ACRES:** 1.23, (53,751 square feet)  
**VALUATION:** \$385,000 (Market Sale, 2013)  
**ZONING:** B2 Business District  
**MUSA:** Yes  
**GIS IMAGE:**



### DESCRIPTION:

The subject property is located on the west side of Dolomite Street and the south side of Highway 10, is 1.23 acres in size and is zoned for commercial development. This site is the former XXX Bookstore location. In August of 2013 all improvements to this site were demolished and cleared. Today, this site is ready for sale and development.

## PROPERTY PROFILE: CITY OF RAMSEY

**NUMBER:** 43 (RFP #03)  
**ADDRESS:** Armstrong Boulevard/Sunwood Drive (just north of Hwy 10)  
**PID:** NA, recently platted (2013)  
**LEGAL:** Lots 3, Block 1, COR TWO, Anoka County, Minnesota  
**ACRES:** 1.51 acres  
**VALUATION:** TBD  
**ZONING:** COR 2, commercial/retail  
**MUSA:** Yes  
**GIS IMAGE:**

### Subject Property



### DESCRIPTION:

The subject property is located on the east side of Armstrong Boulevard, just north of Hwy 10, on Sunwood Drive in The COR development. This parcel is approximately 1.51 acres in size and is zoned for commercial/retail use. This property is a greenfield and is ready for development.

In 2012, the City realigned Sunwood Drive several hundred feet to the north (147<sup>th</sup> Ave) in anticipation of the future Armstrong/Highway 10 interchange. As a result, three developable/serviced lots were created; including LOT 1.

## PROPERTY PROFILE: CITY OF RAMSEY

**NUMBER:** 42 (RFP #04)  
**ADDRESS:** Armstrong Boulevard/Sunwood Drive (just north of Hwy 10)  
**PID:** NA, recently platted (2013)  
**LEGAL:** Lots 3, Block 1, COR TWO, Anoka County, Minnesota  
**ACRES:** 1.33 acres  
**VALUATION:** TBD  
**ZONING:** COR 2, commercial/retail  
**MUSA:** Yes  
**GIS IMAGE:**



### DESCRIPTION:

The subject property is located on the east side of Armstrong Boulevard, just north of Hwy 10, on Sunwood Drive in The COR development. This parcel is approximately 1.33 acres in size and is zoned for commercial/retail use. This property is a greenfield and is ready for development.

In 2012, the City realigned Sunwood Drive several hundred feet to the north (147<sup>th</sup> Ave) in anticipation of the future Armstrong/Highway 10 interchange. As a result, three developable/serviced lots were created; including LOT 3.

## PROPERTY PROFILE: CITY OF RAMSEY

**NUMBER:** 28 (RFP #05)  
**ADDRESS:** 6590 141ST AVE NW  
**PID:** 273225440003  
**LEGAL:** See Metes and Bounds Description  
**ACRES:** 0.95  
**VALUATION:** \$101,100.  
**ZONING:** E1 Employment District  
**MUSA:** Yes  
**GIS IMAGE:**



**DESCRIPTION:** The subject property is located on the east side of Basalt Street and the north side of 141<sup>st</sup> Avenue. This property is zoned Employment District, it is a developable compact corner lot, and is surrounded by office.

**WETLAND:** No reason to use property for wetland banking. There are no issues with stormwater/drainage that would make this property unusable; or, effect adjacent properties.

**MAINTENANCE:** There are no maintenance costs.

**OWNER & ENCUMBRANCE:** This parcel is owned unrestricted by the City and is available for sale. It was acquired by the City for economic development purposes.

**DISPOSITION:**

The subject property is ready to be developed. This property is currently being marketed by the Ramsey EDA. Previously, the property owner to the north had interest in purchasing the subject property.

## PROPERTY PROFILE: CITY OF RAMSEY

**NUMBER:** 37 (RFP #06)  
**ADDRESS:** 14165 RAMSEY BLVD NW  
**PID:** 273225330006  
**LEGAL:** NA  
**ACRES:** 4.14  
**VALUATION:** \$440,000 (County, 2013)  
**ZONING:** E2, Employment District  
**MUSA:** Yes  
**GIS IMAGE:**



### DESCRIPTION:

The subject property is located on the east side of Ramsey Boulevard and on the north side of U.S. Highway 10. This property is 4.14 acres in size and is zoned E2 employment (manufacturing, office). Multiple lots located adjacent to the subject property are also owned by the City and are available to for combination if requested.

This parcel is located at the entrance to The COR development (and will border Highway 10 when it is realigned in the future). The City is interested in a user that will provide a quality building and proper screening (if needed).

## PROPERTY PROFILE: CITY OF RAMSEY

**NUMBER:** 38 (RFP #07)  
**ADDRESS:** No Address (142<sup>nd</sup> Ave NW and Limonite St NW)  
**PID:** 273225330017  
**LEGAL:** LOT 2 BLK 2 GATEWAY NORTH INDUSTRIAL PARK, EX THAT PRT OF SD LOT LYG N OF FOL DESC LINE & ITS EXTNS: BEG AT A PT ON W LINE OF SD LOT 2 100 FT S OF NW COR THEREOF, TH SELY TO A PT ON E LINE OF SD LOT 2 135 FT S OF NE COR OF SD LOT 2 & SD LINE THERE TERM  
**ACRES:** 1.24  
**VALUATION:** \$159,400 (County, 2013)  
**ZONING:** E2, Employment District  
**MUSA:** Yes  
**GIS IMAGE:**



### DESCRIPTION:

The subject property is located just east of Ramsey Boulevard and just north of U.S. Highway 10 (corner of Limonite Street and 142 Ave NW). This property is 1.24 acres in size and is zoned E2 employment (manufacturing, office). Multiple lots located adjacent to the subject property are also owned by the City and are available to for combination if requested.

# North Commons: Four Single Family Residential Sites

Shovel Ready • Parkside • Quick Access to Highway 10 • Near Northstar Rail Station

## FACT SHEET

### LOCATION

Ramsey, MN  
Zeolite Street/148<sup>th</sup> Lane NW

### FEATURES

- Located on north side of Ramsey's new urban transit oriented development —The COR
- Adjacent to new North Commons Park
- Near new Northstar Commuter Rail Station
- Easy access to Highway 10

### DEVELOPMENT STATUS

- Road in place (curb/gutter)
- Zoning in place (single family)
- Utilities in place (water/sewer)
- Remaining Pad Preparation Work
  - Water/Sewer Stubs
  - Road Reconstruction
  - Sidewalk Construction
  - Turf Establishment*Estimated \$20,000 per lot*

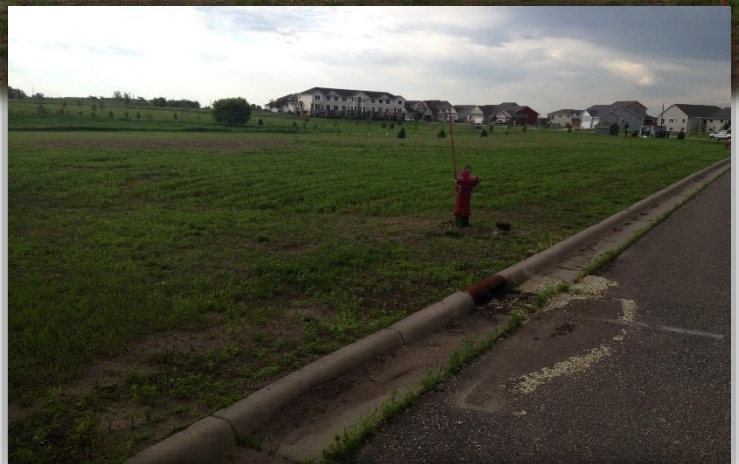
### SPECS

- |                  |               |
|------------------|---------------|
| • Lot 1, Block 2 | 9,000 sq. ft. |
| • Lot 2, Block 2 | 9,000 sq. ft. |
| • Lot 3, Block 2 | 9,000 sq. ft. |
| • Lot 4, Block 2 | 9,072 sq. ft. |

### REQUEST FOR OFFER

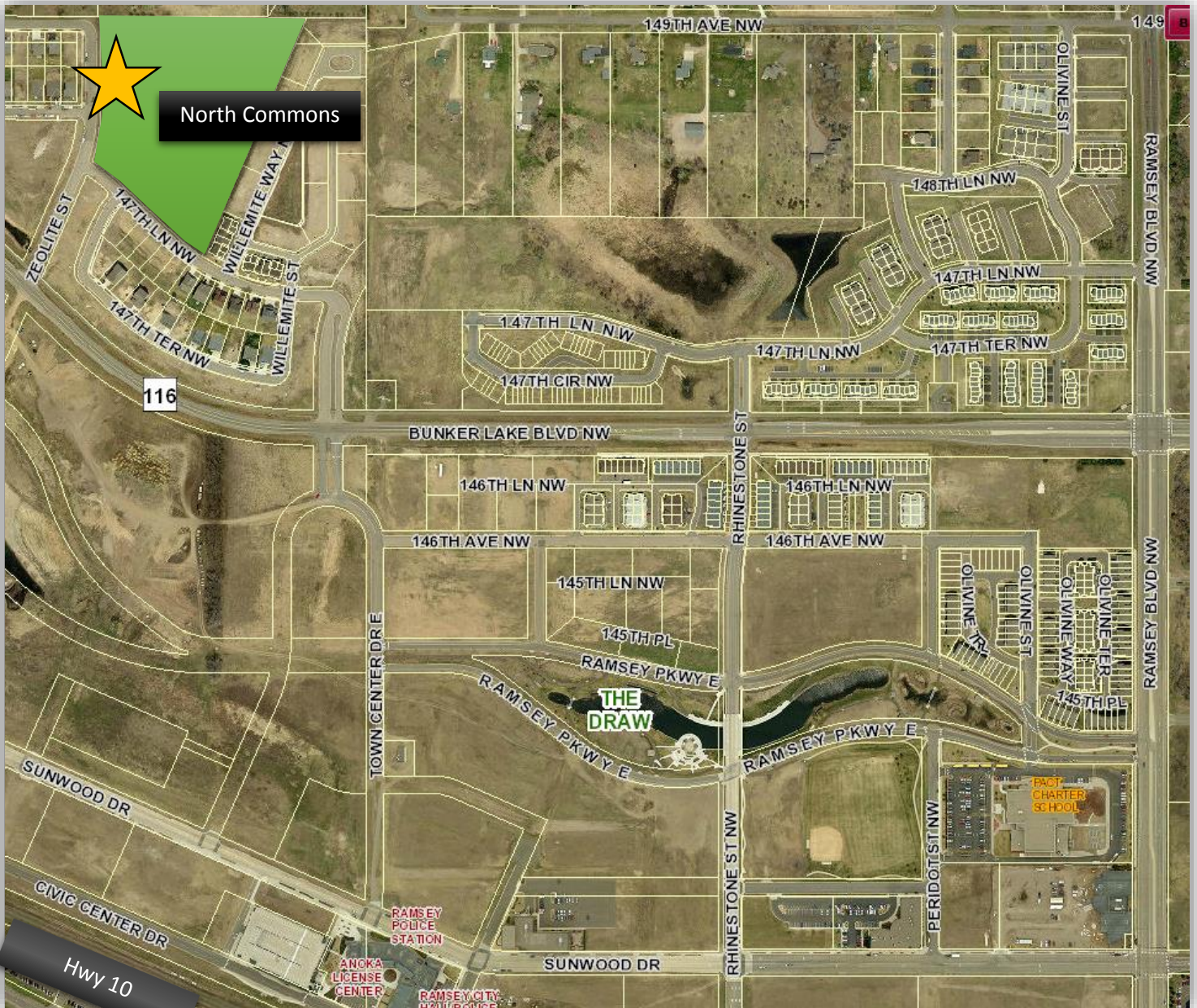
The owner is accepting offers on Lots 1-4, Block 2 through July 16, 2013. Offers should include all four lots.

Return: City of Ramsey HRA  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
[kulrich@ci.ramsey.mn.us](mailto:kulrich@ci.ramsey.mn.us)  
763-433-9903



# North Commons: Four Single Family Residential Sites

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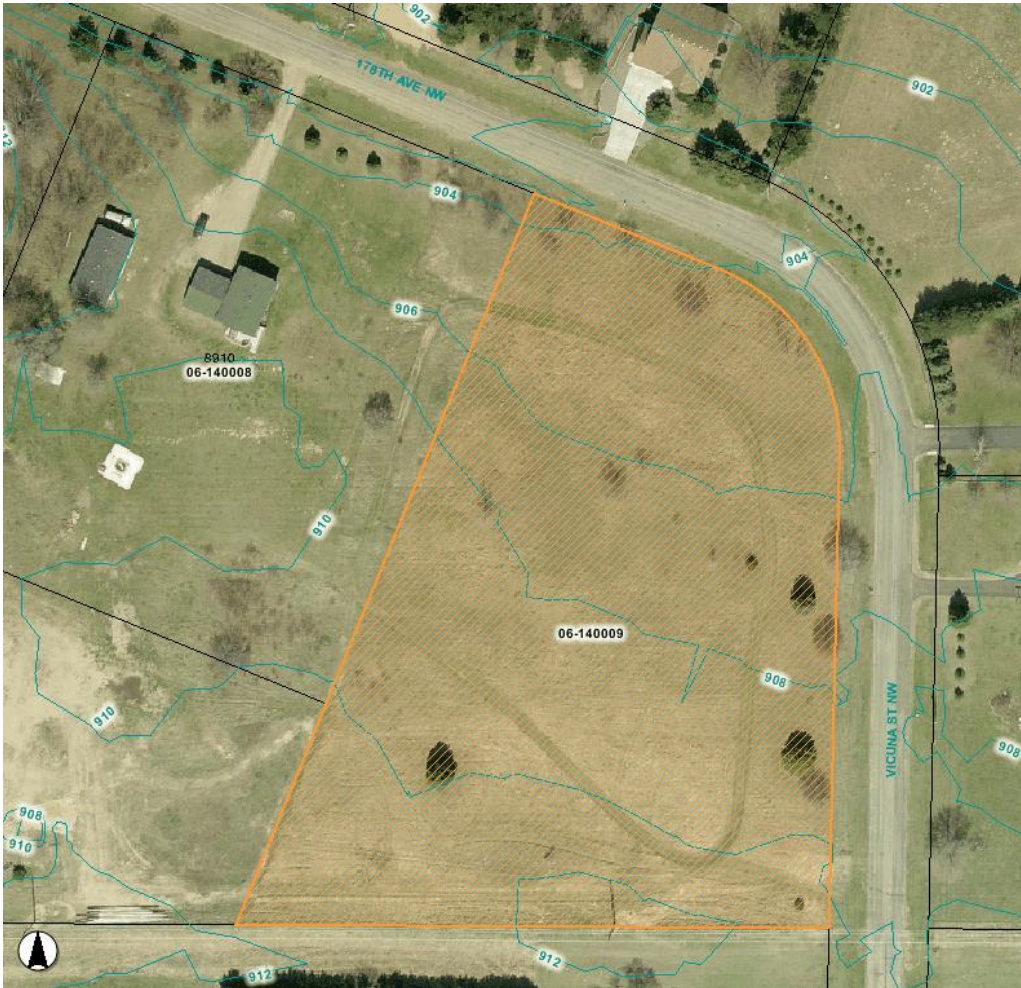
# North Commons: Four Single Family Residential Sites

Shovel Ready • Parkside • Quick Access to Highway 10 • Near Northstar Rail Station



## PROPERTY PROFILE: CITY OF RAMSEY

**NUMBER:** 34 (RFP #09)  
**ADDRESS:** NA  
**PID:** 063225140009  
**LEGAL:** NA  
**ACRES:** 3.10  
**VALUATION:** 51,300 (County, 2013). Offer for \$42,000 received in 2012  
**ZONING:** Public/Quasi-Public  
**MUSA:** No  
**GIS IMAGE:**



**DESCRIPTION:** The subject property is located on the south side of 176<sup>th</sup> Avenue and the west side of Vicuna Street. The property is zoned public/quasi-public and is surrounded by residential. This property is dry, high and buildable. Based on the GIS image above, it looks as though this parcel is being used by neighboring property owners.

**WETLAND:** This property is not adjacent to wetlands so banking is not a feasible use. It does not collect storm water from the neighborhood.

**MAINTENANCE:** There are no maintenance costs.

**OWNER & ENCUMBRANCE:** This property is unrestricted and can be sold.

**DISPOSITION:** The subject property was acquired in October of 1989. This is not a dedicated park. This property has free and clear title and is ready to be sold. If the council desires to dispose of this parcel, staff should rezone and list the property.

**PUBLIC INPUT:**

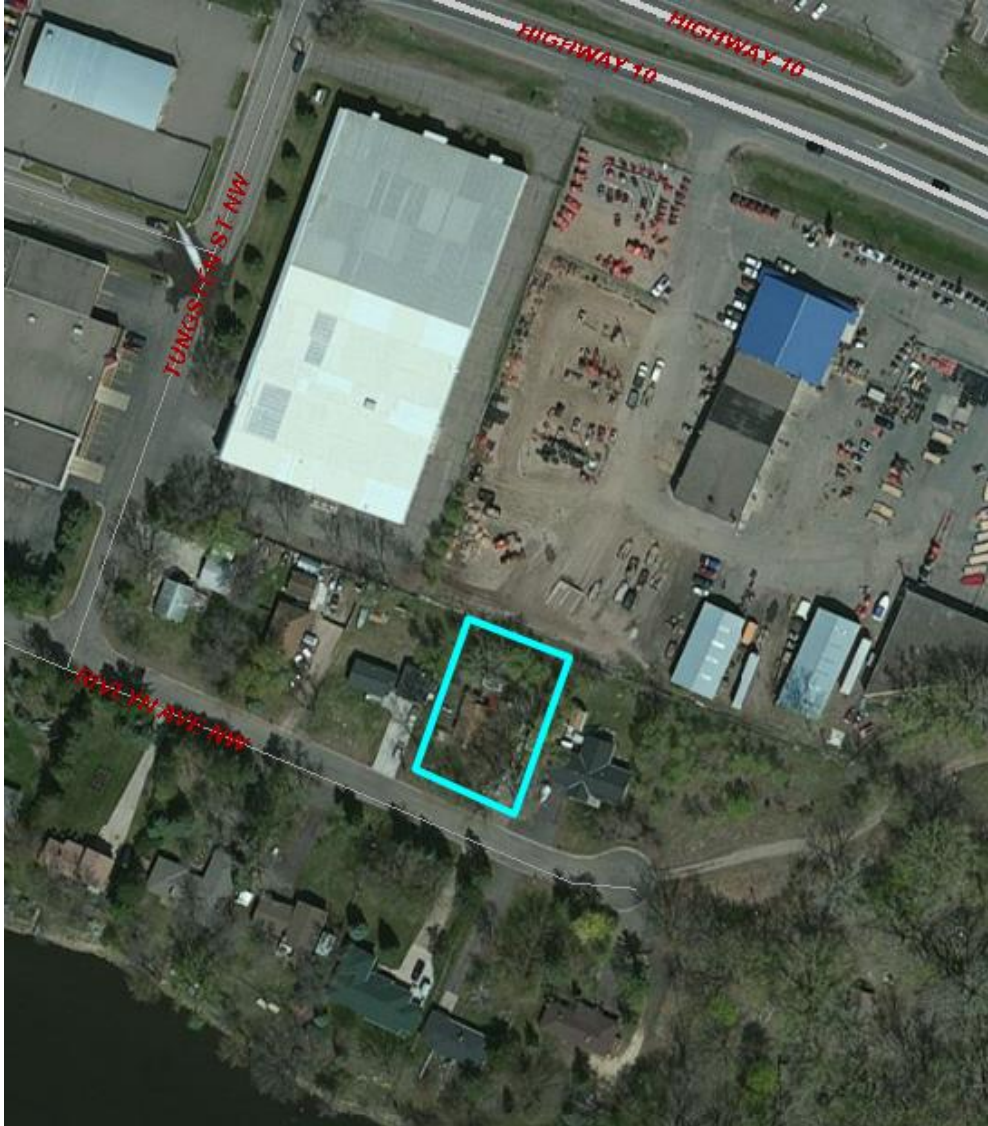
Staff has received interest for purchasing this parcel from both property owners located directly west of the subject property. Both property owners do not want this piece of land developed. No further public input was received.

**PROPERTY IMAGES:**



## PROPERTY PROFILE: CITY OF RAMSEY

**NUMBER:** 43 (RFP #10)  
**ADDRESS:** 6203 Rivlyn Ave NW  
**PID:** 353225310018  
**LEGAL:** NA  
**ACRES:** 0.34  
**VALUATION:** \$50,200 (County, 2013)  
**ZONING:** R1 Musa, Residential  
**MUSA:** No  
**GIS IMAGE:**



### DESCRIPTION:

The subject property is located on Rivlyn Avenue, just north of the Mississippi River and just south of Highway 10. This property is .34 acres in size, is zoned R1 Residential MUSA and has an existing structure (household). This property was acquired by the City in 2013 and is available for sale today.

