

# CITY-OWNED LAND FOR SALE: ±1.23 ACRES COMMERCIAL LAND USE

RAMSEY, MN 55303

**\$215,000**



## CITY PARCEL #40

### LOCATION

Northwest corner of Riverdale Dr NW and Dolomite St NW, just south of Hwy 10

### ACCESS

- Immediate access to Hwy 10
- Future road reconstruction require Hwy 10 access from

### AMENITIES

- Near COR retail site
- Only 30 minutes to downtown Minneapolis
- Close proximity to Northstar Rail Station

### VISIBILITY

Frontage and visibility along Hwy 10



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**ADDRESS:**  
RIVERDALE DR & DOLOMITE ST

**PID:**  
343225130005

**ACRES**  
1.23

**ZONING**  
B-2 (Business District)

**SCHOOL DISTRICT**  
Anoka Hennepin #11



**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES	10 MILES
Population (2013)	3,943	27,900	64,077	298,009
Growth 2013 - 2018	6.00%	4.92%	2.66%	4.08%
Average Household Income	\$77,307	\$82,528	\$78,107	\$84,316



Future highway improvements will warrant a permanent closure of right in-right out access to Hwy 10. Access will be from Ramsey Blvd or Sunfish Lake Blvd



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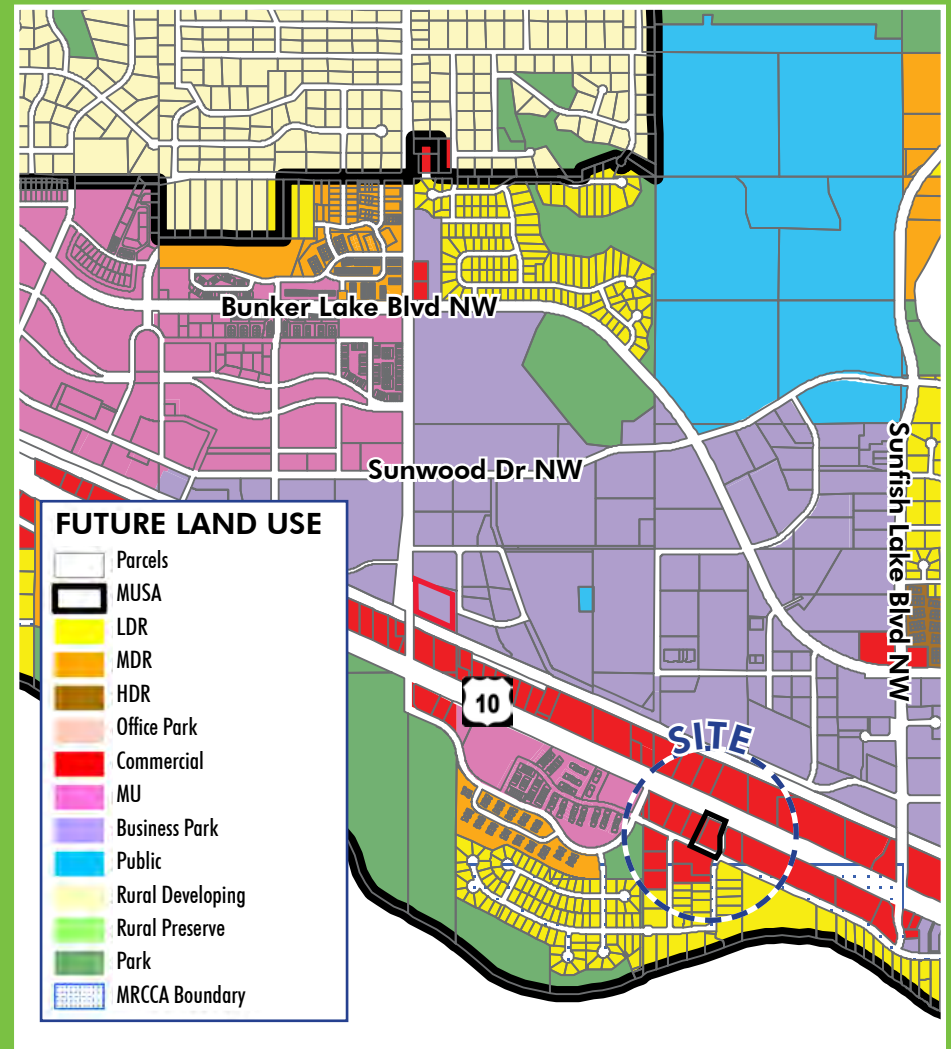
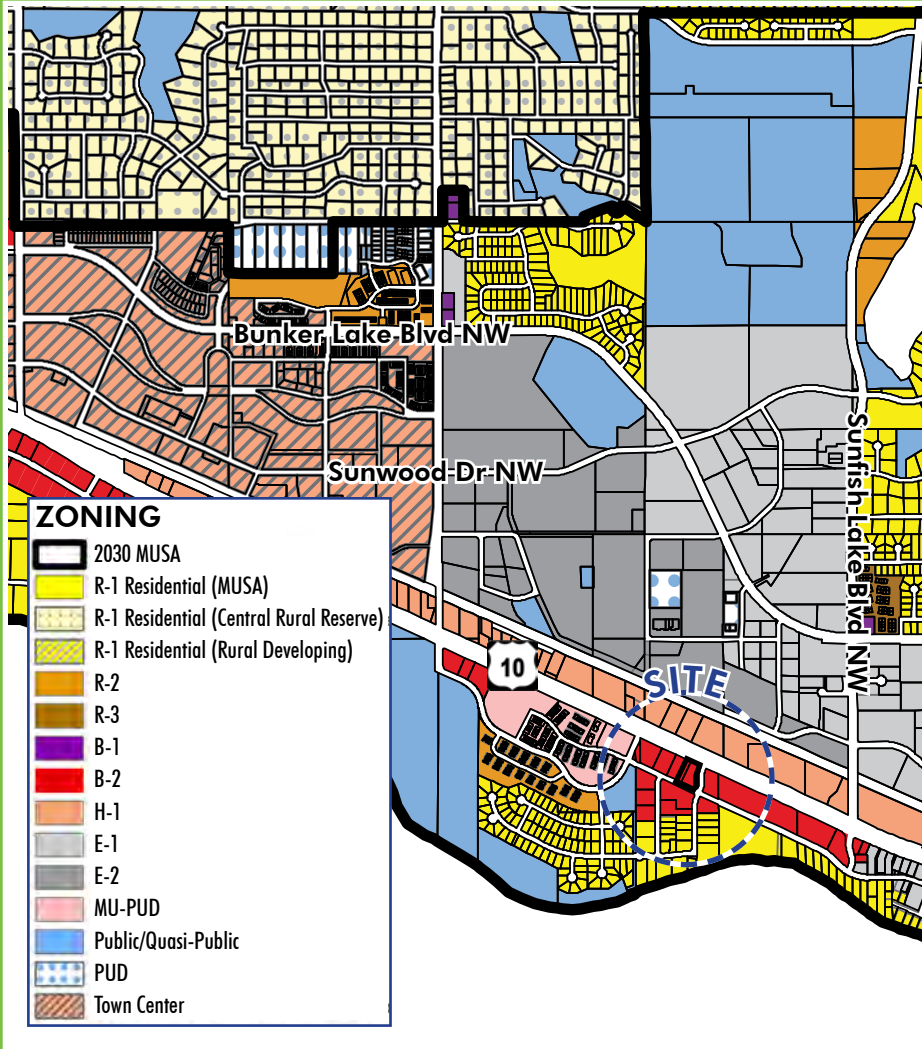
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## Sec. 117-115. - B-2 Highway Business District.

- (a) Intent. The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.
- (b) Permitted uses.
- (1) Restaurants, cafes, on and off-sale liquor.
  - (2) Private clubs or lodges serving food and beverages.
  - (3) Commercial recreational uses.
  - (4) Governmental and public utility buildings and structures.
  - (5) Motels, motor hotels and hotels provided that the lot area contains not less than 500 square feet of lot area per unit.
  - (6) Animal clinics.
  - (7) Adult uses - principal and adult uses - accessory.
  - (8) Enclosed retail sales and rental activity.
  - (9) Offices, banks, personal and professional services.
  - (10) Drive-in and convenience, fast food establishments.
  - (11) Commercial carwashes (drive through and mechanical).
  - (12) Gas station, truck stop, and motor vehicle repair.
  - (13) Convenience grocery and/or food operations with convenience gas (no vehicle service or repair).
  - (14) Day care services.
- (c) Conditional uses. Requires a conditional use permit based upon procedures set forth in and regulated by section 117-51 (conditional use permits) of this chapter.
- (1) Outdoor commercial recreation.
  - (2) Motor vehicle, implement, and recreation equipment sales and service.
  - (3) Oversizing of signs.
  - (4) Expansion or enlargement of lawful nonconforming uses.
  - (5) Cell towers.
  - (6) Micro-scale WECS.
  - (7) Medium-scale WECS.
- (d) Accessory uses. The following are accessory uses, subject to standards established in subsection (e) of this section and performance standards established in article II, division 6 of this chapter:
- (1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 30 percent of the gross floor space.
  - (2) Open and outdoor areas for display of goods for sale and rental.
  - (3) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.
  - (4) Off-street loading as regulated and required by this chapter.
  - (5) Signing as regulated by this Code.
  - (6) Temporary seasonal sales.
  - (7) Motor vehicle implement and recreational indoor storage when accessory to sales and service.

[Click link for complete Zoning Code:](#)



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**CBRE**