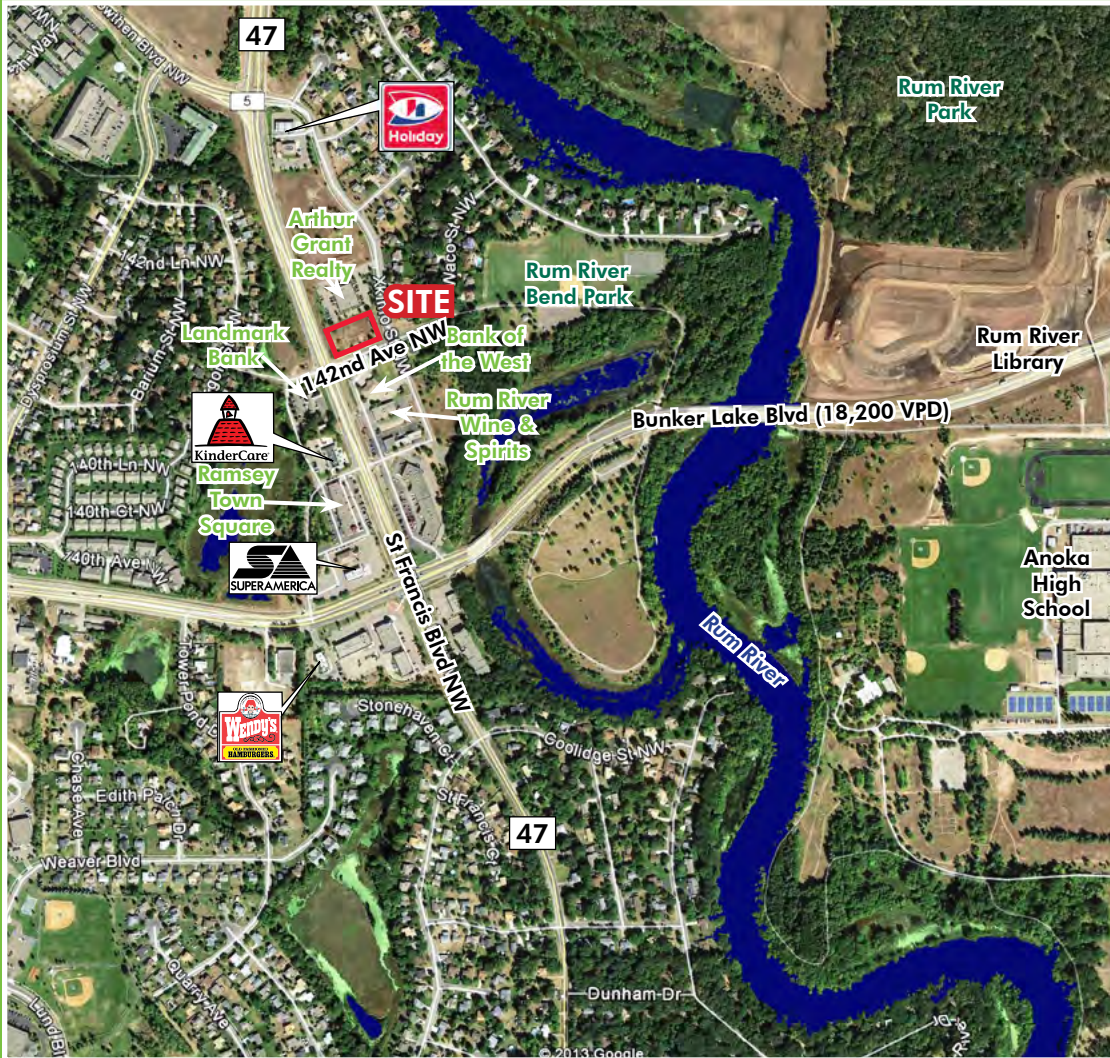


CITY-OWNED FOR SALE: ±1.01 ACRES OF COMMERCIAL LAND ON HWY 47

RAMSEY, MN 55303

\$4.00/SF - or - \$176,000



CITY PARCEL #8

LOCATION

Northeast corner of 142nd Ave NW and Hwy 47

ACCESS

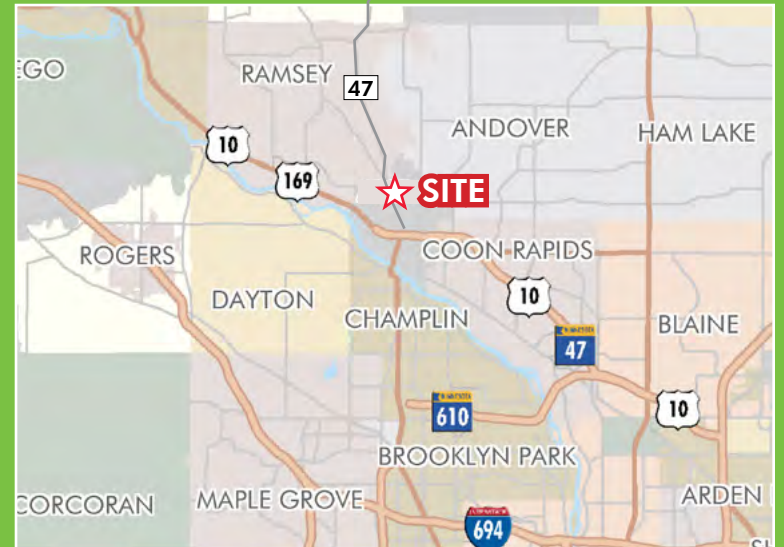
Immediate access to 142nd Ave NW and Hwy 47

AMENITIES

- Near Rum River Bend Park and neighborhood commercial
- Only minutes to COR retail site
- Only 30 minutes to downtown Minneapolis
- Close proximity to Anoka High School

VISIBILITY

Frontage and visibility from State Hwy 47 (22,600 VPD) and 142nd Ave NW (1,200 VPD)



**FOR MORE
INFORMATION,
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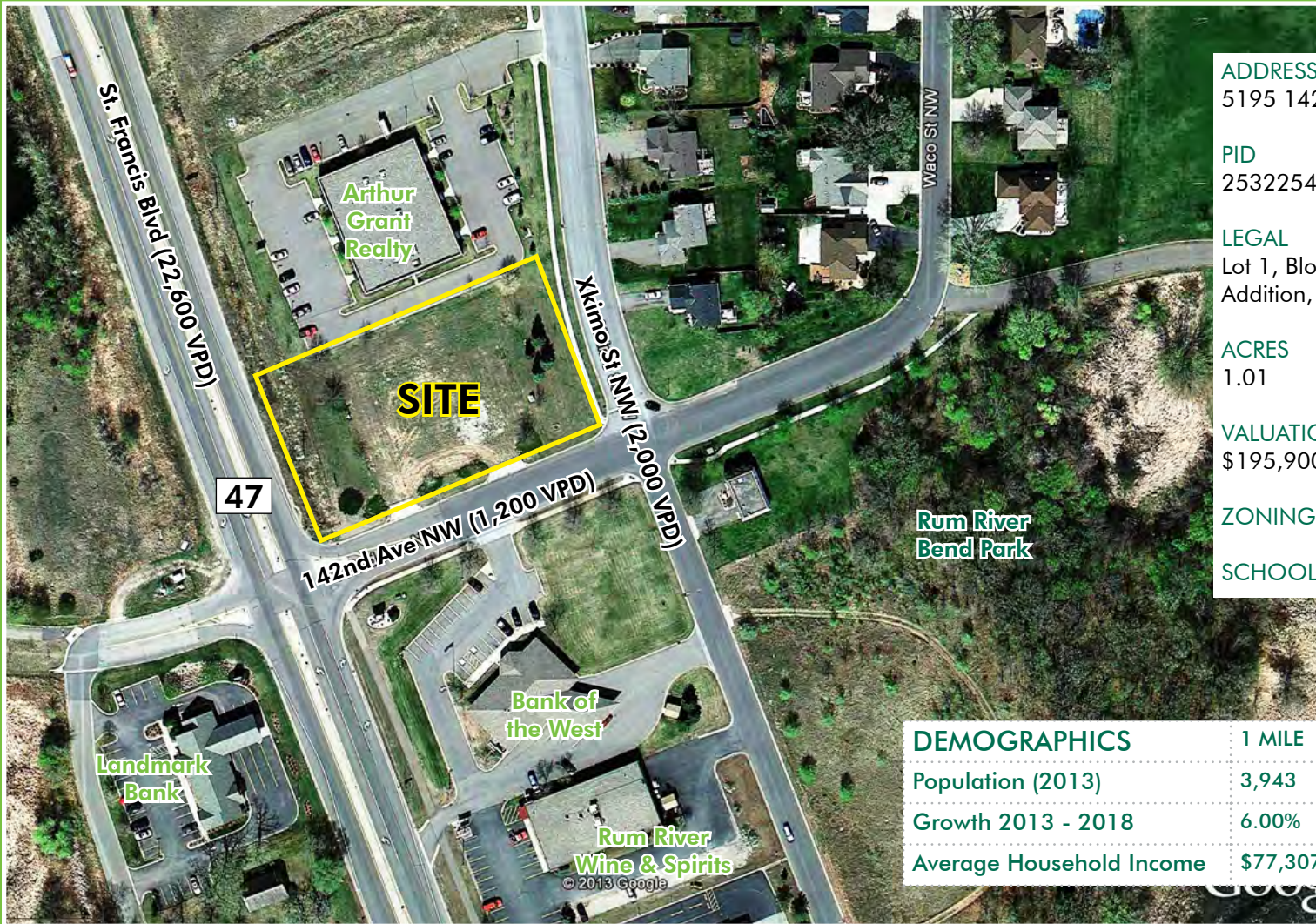
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Minneapolis, MN 55435

CBRE

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ADDRESS
5195 142ND AVE NW

PID
253225430043

LEGAL
Lot 1, Block 1, River's Bend Plaza 2nd Addition, Anoka County, MN

ACRES
1.01

VALUATION
\$195,900 (County, 2013)

ZONING: B1 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



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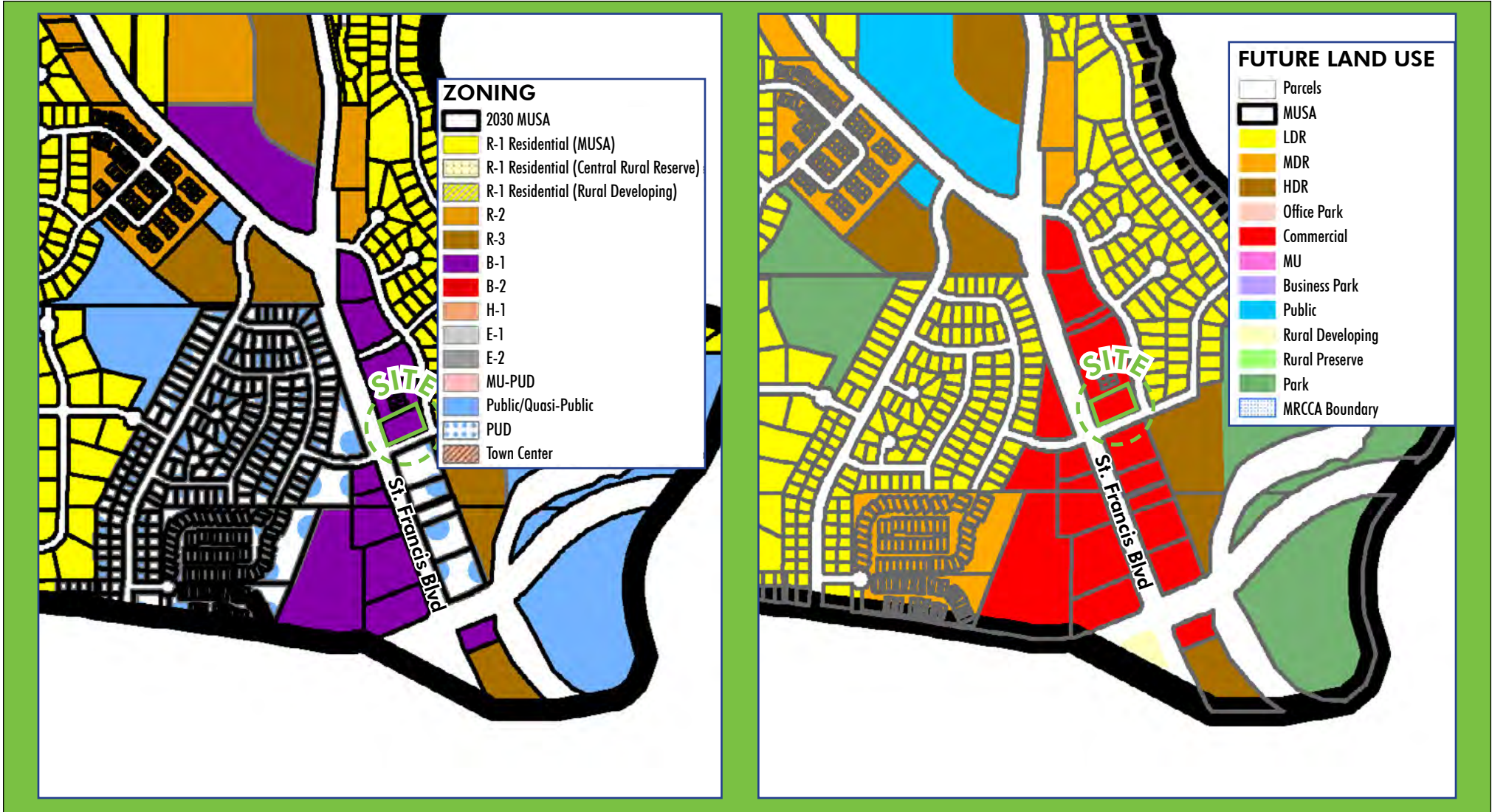
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Sec. 117-114. - B-1 General Business District.

- (a) Intent. The intent of the B-1 General Business District is to provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller scale than the B-2 Highway Commercial District.
- (b) Permitted uses. The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:
 - (1) Enclosed retail activities without outdoor activities.
 - (2) Restaurants and cafes.
 - (3) Offices and banks.
 - (4) Personal and professional services.
 - (5) Funeral homes.
 - (6) Medical clinics.
 - (7) Laundromat, self-service washing and drying.
 - (8) Dry cleaning.
 - (9) Animal clinics and indoor small animal boarding facilities.
 - (10) Adult uses - accessory.
 - (11) Convenience grocery and/or food operations.
 - (12) Off-sale liquor.
- (c) Conditional uses.
 - (1) Animal clinics and outside small animal boarding facilities.
 - (2) Commercial carwashes (drive through, mechanical, self service).
 - (3) Convenience gas (no vehicle service or repair).
 - (4) Day care centers.
 - (5) On-sale liquor.
 - (6) Uses with drive through service.
 - (7) Oversizing of signs.
 - (8) Expansion or enlargement of lawful nonconforming uses.
 - (9) Cell towers.
 - (10) Micro-scale WECS.
 - (11) Medium-scale WECS.
- (d) Accessory uses.
 - (1) Off-street parking as regulated and required by this chapter.
 - (2) Off-street loading as regulated and required by this chapter.
 - (3) Signing as regulated by article II, division 8 of this chapter.

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



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