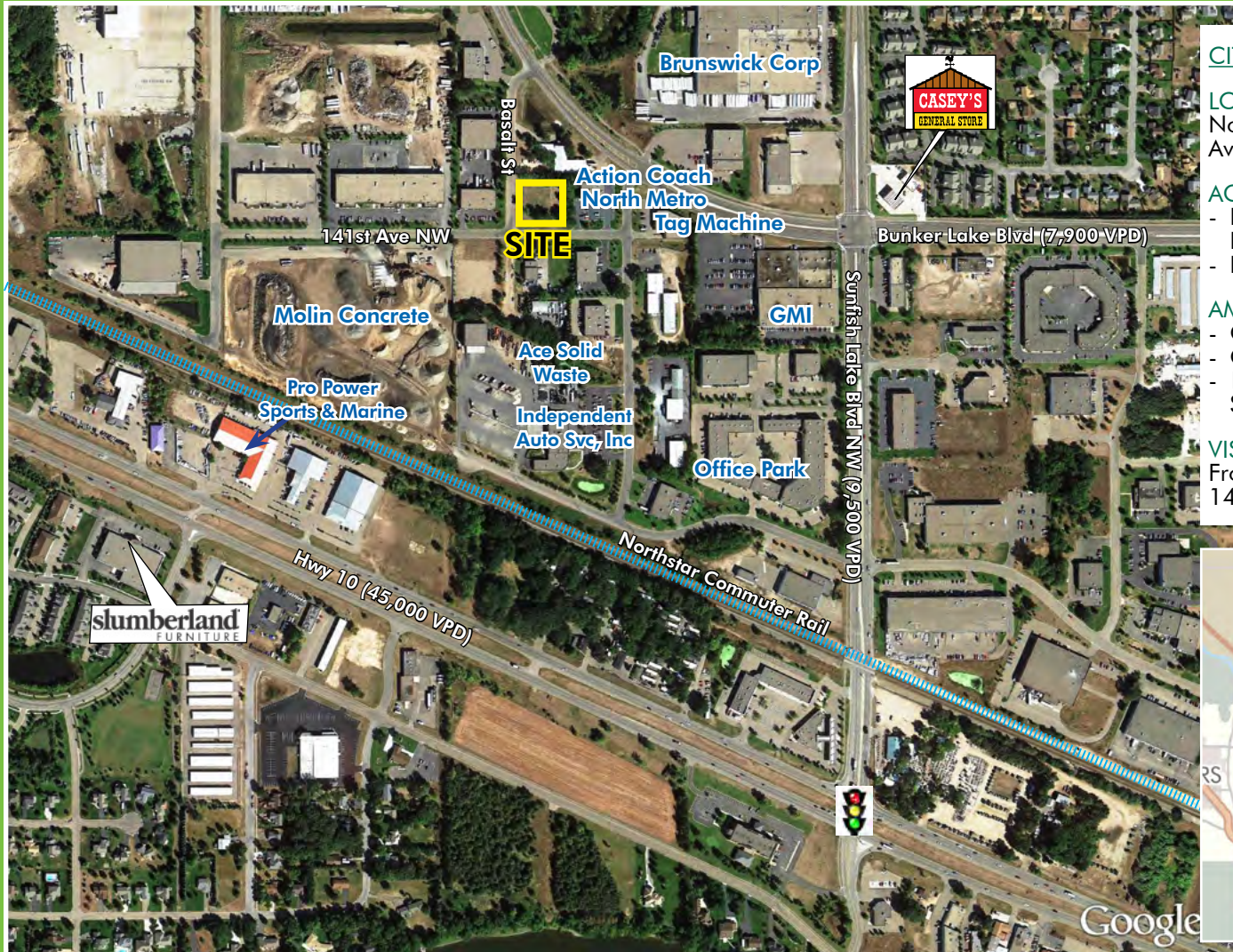


CITY-OWNED LAND FOR SALE: ±.95 ACRES OFFICE/INDUSTRIAL USE

RAMSEY, MN 55303

\$105,000



CITY PARCEL #28

LOCATION

Northeast corner of Basalt St NW and 141st Ave NW

ACCESS

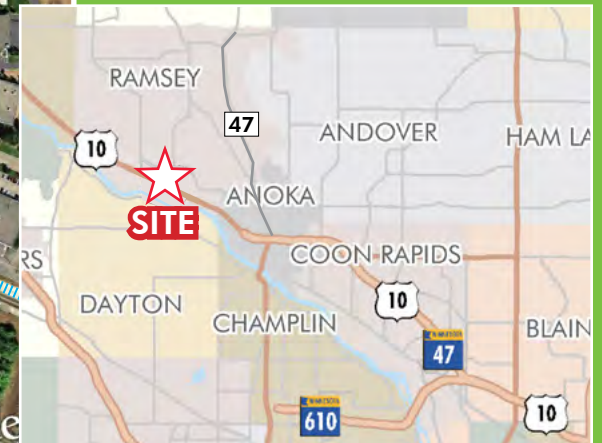
- Immediate access to 141st Ave NW and Basalt St NW
- Easy access to Hwy 10 and Bunker Lake Blvd

AMENITIES

- Only minutes to COR retail site
- Only 30 minutes to downtown Minneapolis
- Easy access to Northstar Commuter Rail Station

VISIBILITY

Frontage and visibility from Basalt St NW and 141st Ave NW



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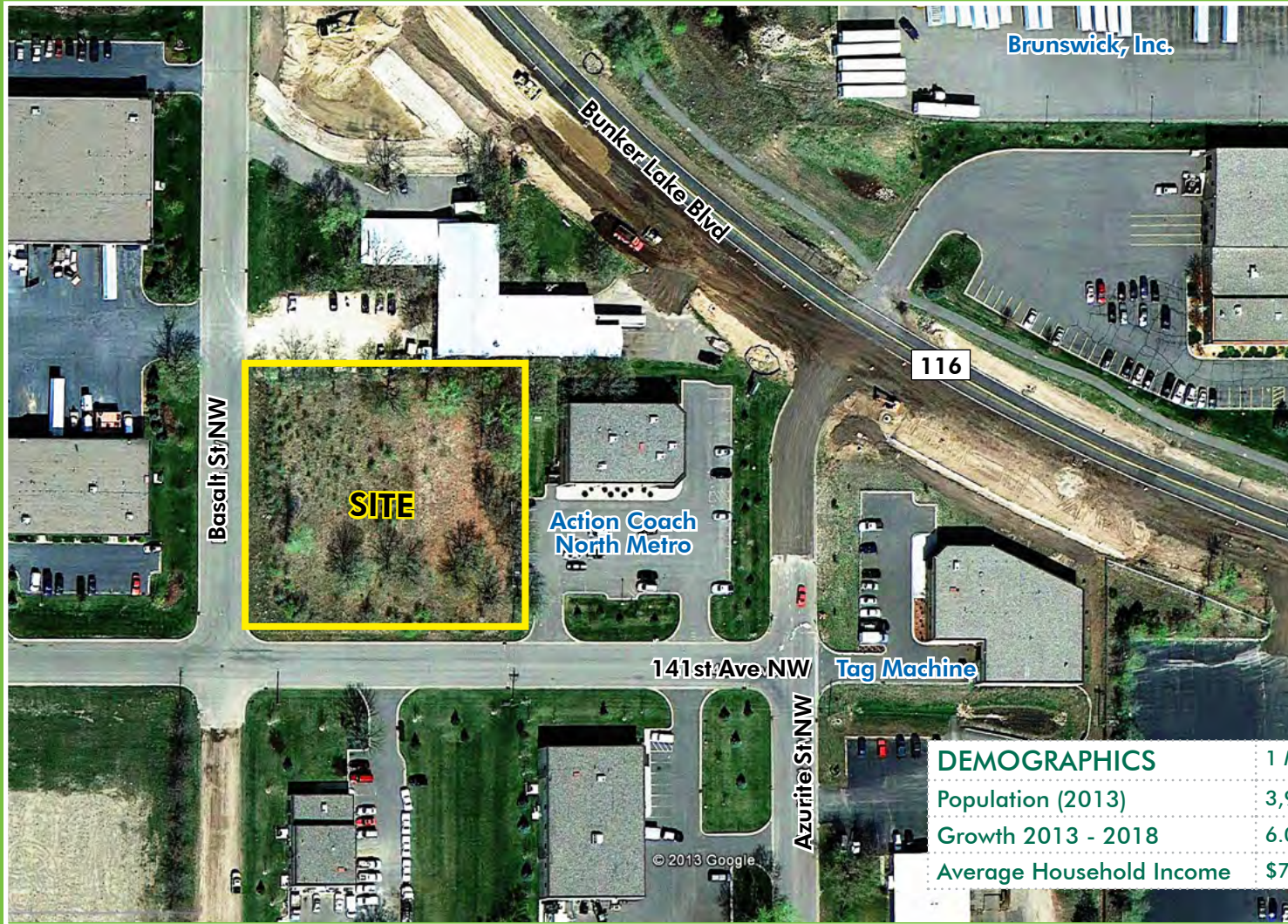
4400 West 78th Street, Suite 200
Minneapolis, MN 55435

CBRE

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CITY PARCEL #28
ADDRESS
 6590 141st Ave NW
PID
 273225440003
ACRES
 0.95
ZONING
 E-1 (Employment 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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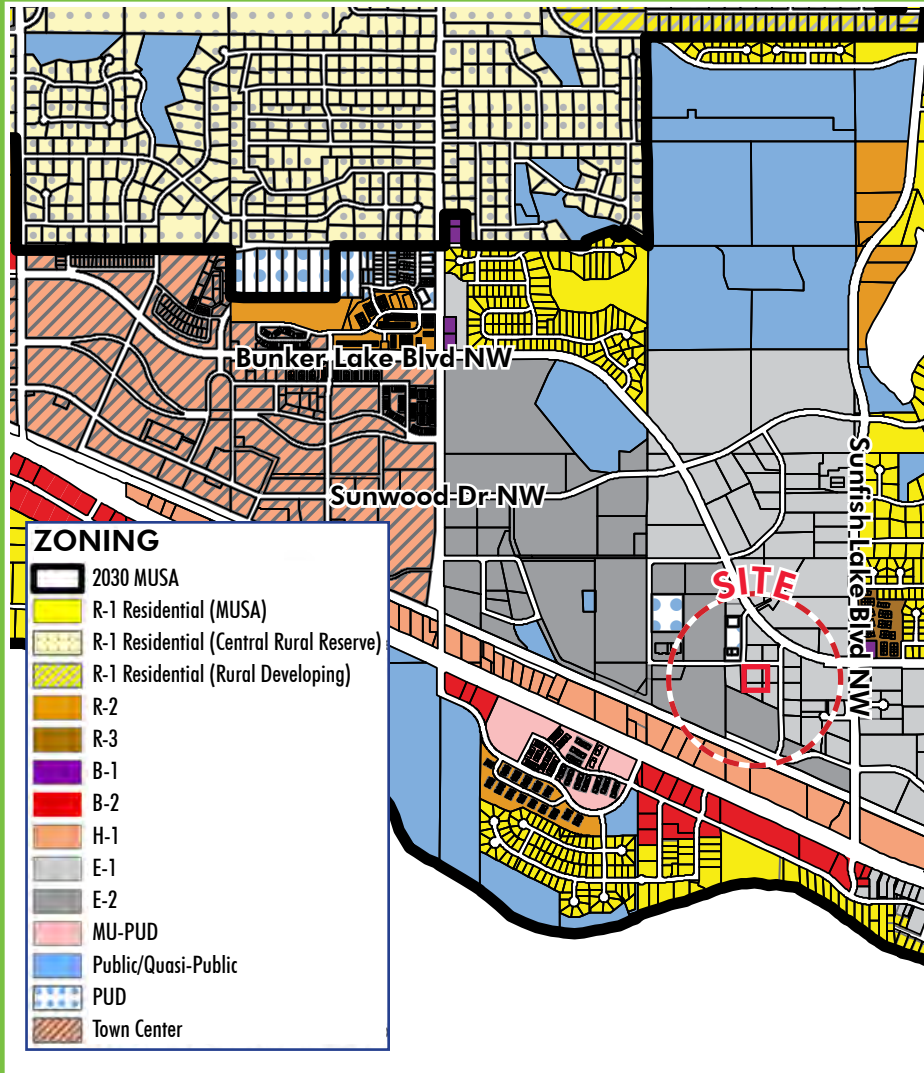
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Sec. 117-117. - E-1 Employment District.

- (b) Permitted uses. The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:
- (1) Manufacturing.
 - (2) Research labs.
 - (3) Testing labs.
 - (4) Offices.
 - (5) Supply yards with building.
 - (6) Warehousing and storage.
 - (7) Self storage facilities, indoor.
 - (8) Truck terminals with building.
 - (9) Athletic facilities/fitness centers/dance studios.
 - (10) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, athletic facilities/fitness centers dance studios, motor vehicle implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, light manufacturing, radio and television offices and stations, and wholesale businesses.
- (c) Accessory uses.
- (1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space.
 - (2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.
 - (3) Off-street loading as regulated and required by this chapter.
 - (4) Signing as regulated by this Code.
 - (5) Open and outdoor storage as an accessory use of the property.
 - (6) Indoor retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility.
- (d) Conditional uses. The following are conditional uses and require a conditional use permit
- (1) Open and outdoor storage as a principal use.
 - (2) Open or outdoor service, sale, display and rental as a principal use.
 - (3) Indoor retail, rental or service activity, or industrial uses other than that allowed as a permitted use or conditional use within this section.
 - (4) Heavy manufacturing.
 - (6) Expansion or enlargement of lawful nonconforming uses.
 - (7) Cell towers.
 - (8) Micro-scale WECS.
 - (9) Medium-scale WECS.
 - (10) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels.
Retail sales must be an accessory to an onsite Fleet fueling operation.

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



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