



14700 Armstrong Boulevard NW, Ramsey, MN 55303



| | |
|------------------------|----------------------------|
| SALE PRICE: | Negotiable |
| LOT SIZE: | 0.95 Acres |
| BUILDING SIZE: | 2,400 SF |
| BUILDING CLASS: | C |
| YEAR BUILT: | 1987 |
| TAXES | \$4595.00 |
| ZONING: | C-3, Commercial |
| MARKET: | Northwest |
| CROSS STREETS: | 147th Avenue & Sundwood Dr |

PROPERTY OVERVIEW

Prime Corner for Redevelopment/ Fabulous location for Fast Food Restaurant.

PROPERTY FEATURES

- Quick access to Highway 10
- Located across the street from the COR Development in Ramsey
- 2,400 square foot office/ warehouse
- Secured outdoor storage
- Great location for restaurant or other stand alone retail

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

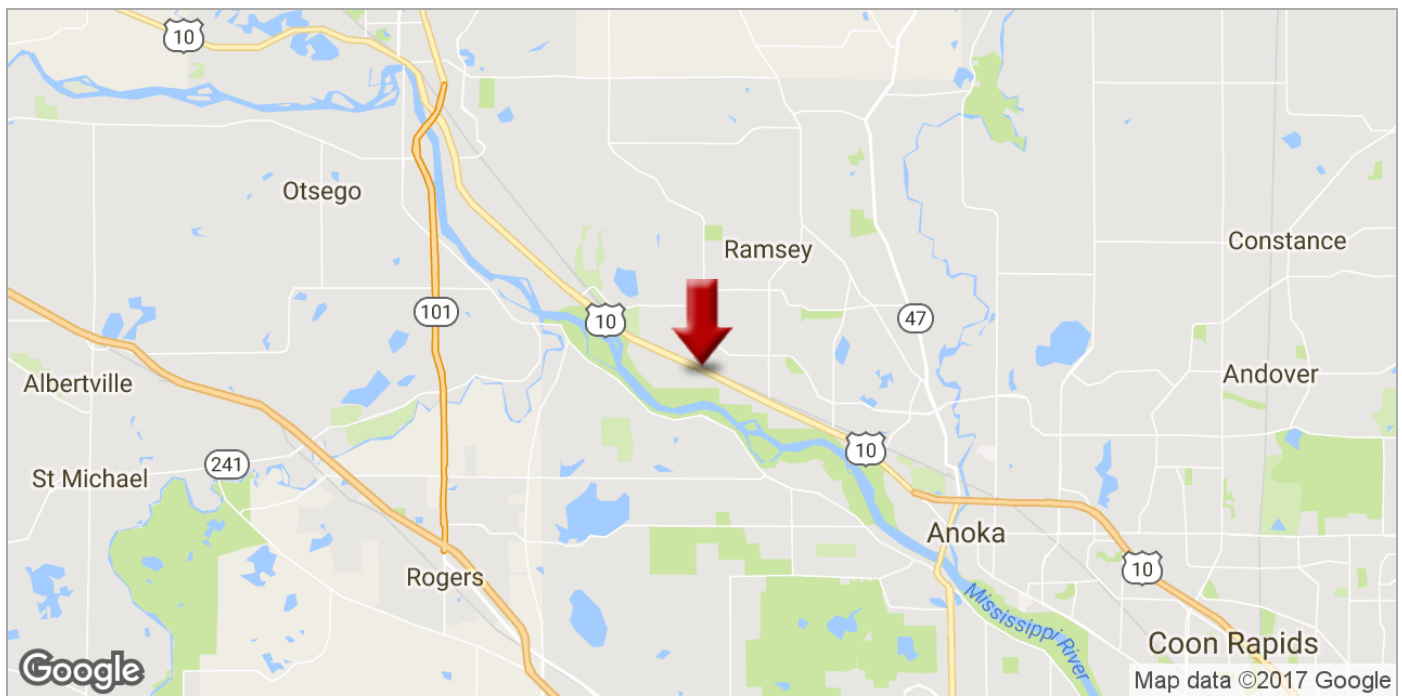
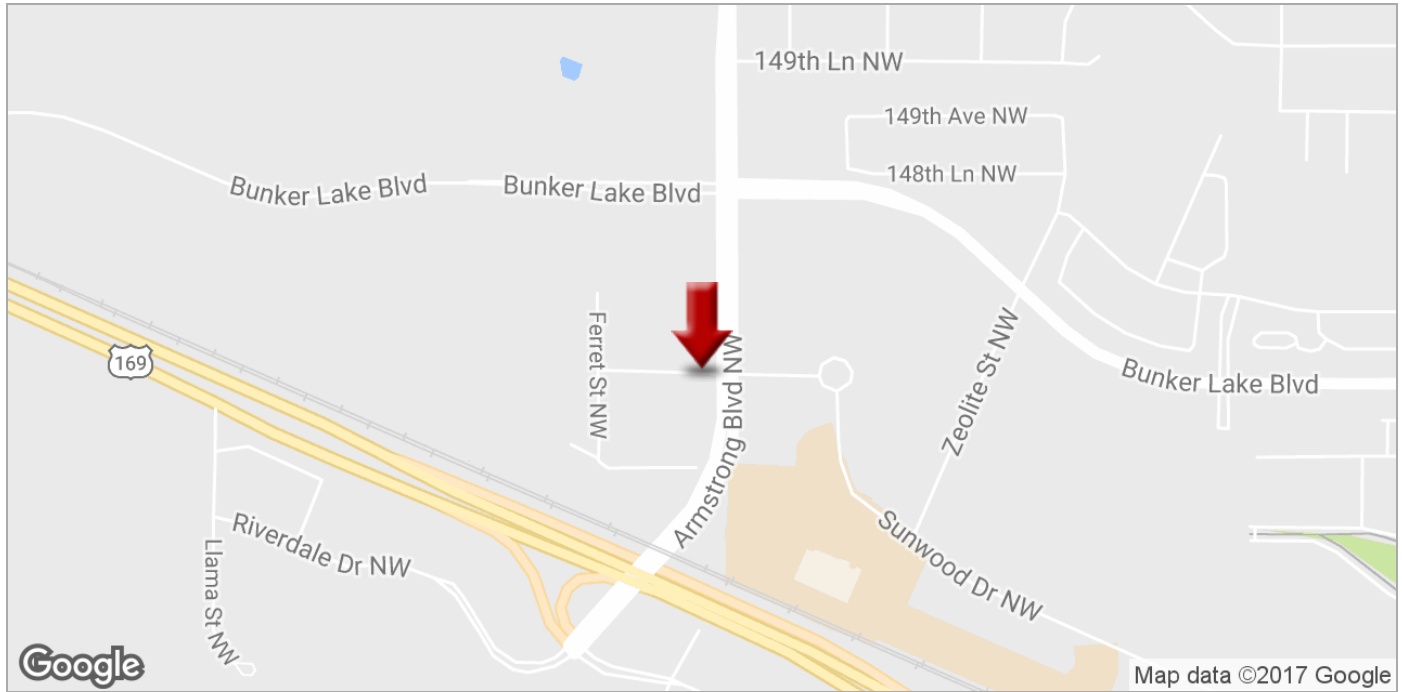
ROBERT BAYER
Director
651.895.3943
robert.bayer@kw.com

RUSSELL BAYER
Associate
763.923.4795
russ.bayer@kw.com
MN #40382460

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



14700 Armstrong Boulevard NW, Ramsey, MN 55303



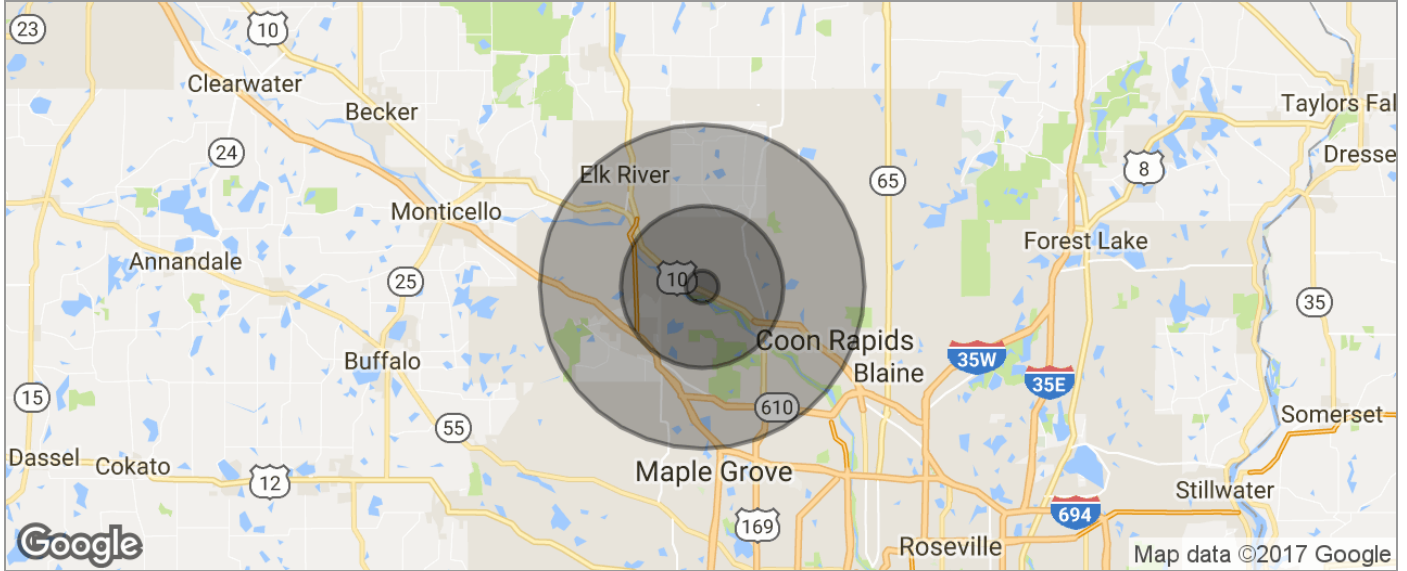
KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

ROBERT BAYER
Director
651.895.3943
robert.bayer@kw.com

RUSSELL BAYER
Associate
763.923.4795
russ.bayer@kw.com
MN #40382460

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

14700 Armstrong Boulevard NW, Ramsey, MN 55303



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| TOTAL POPULATION | 1,882 | 43,424 | 234,480 |
| MEDIAN AGE | 35.0 | 36.1 | 36.4 |
| MEDIAN AGE (MALE) | 34.7 | 36.1 | 35.9 |
| MEDIAN AGE (FEMALE) | 35.7 | 36.3 | 37.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 690 | 15,407 | 84,649 |
| # OF PERSONS PER HH | 2.7 | 2.8 | 2.8 |
| AVERAGE HH INCOME | \$84,775 | \$84,316 | \$88,148 |
| AVERAGE HOUSE VALUE | \$211,766 | \$241,488 | \$267,214 |
| RACE | 1 MILE | 5 MILES | 10 MILES |
| % WHITE | 88.0% | 92.6% | 90.8% |
| % BLACK | 1.6% | 1.7% | 3.1% |
| % ASIAN | 6.6% | 2.8% | 3.5% |
| % HAWAIIAN | 0.6% | 0.3% | 0.1% |
| % INDIAN | 0.2% | 0.5% | 0.4% |
| % OTHER | 1.3% | 0.4% | 0.5% |
| ETHNICITY | 1 MILE | 5 MILES | 10 MILES |
| % HISPANIC | 3.5% | 3.5% | 2.4% |

* Demographic data derived from 2010 US Census

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

ROBERT BAYER
Director
651.895.3943
robert.bayer@kw.com

RUSSELL BAYER
Associate
763.923.4795
russ.bayer@kw.com
MN #40382460

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.