

# Retail Space for Sale

8000 Highway 10 NW Ramsey, MN



## PROPERTY FEATURES

- 9,200 Total square feet
- 16' Clear height, 2 docks, 1 drive-in
- Excellent frontage and signage on Hwy 10
- Along frontage road of newly constructed Armstrong Blvd, to be completed November 2016
- Retail/Showroom
- Next to new US Bank, across from Coburn's Grocery
- High visibility to 37,500 vehicles per day

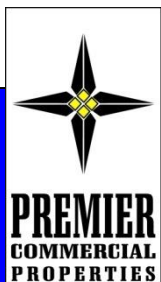
**SALE PRICE: \$775,000 Taxes: \$14,704.92 (2016)**

For More Information Contact: MARTY FISHER / RODNEY LEE  
PREMIER COMMERCIAL PROPERTIES, LLC

6897 139<sup>th</sup> Ave NW Ramsey, MN 55303

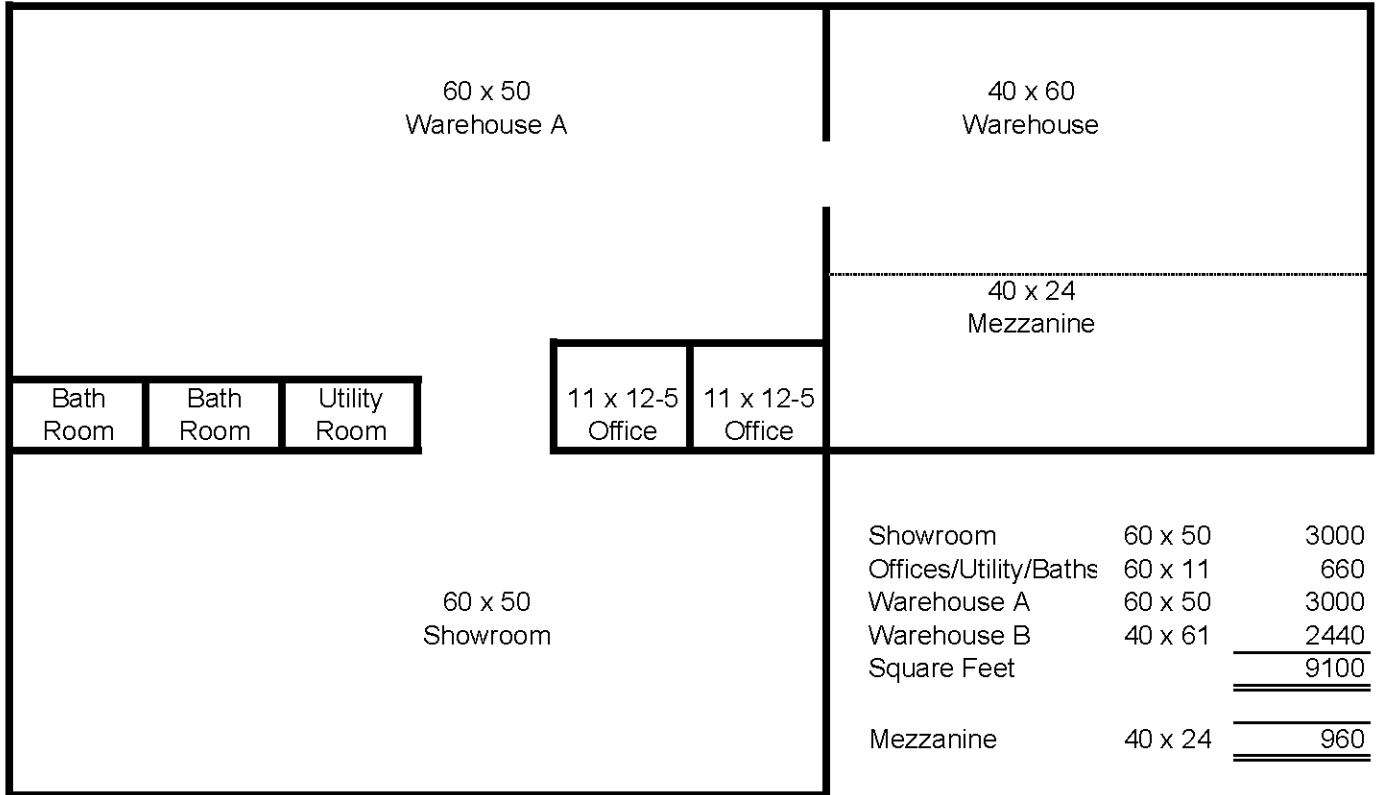
763.862.2005

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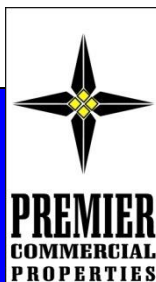


## Floor Plan

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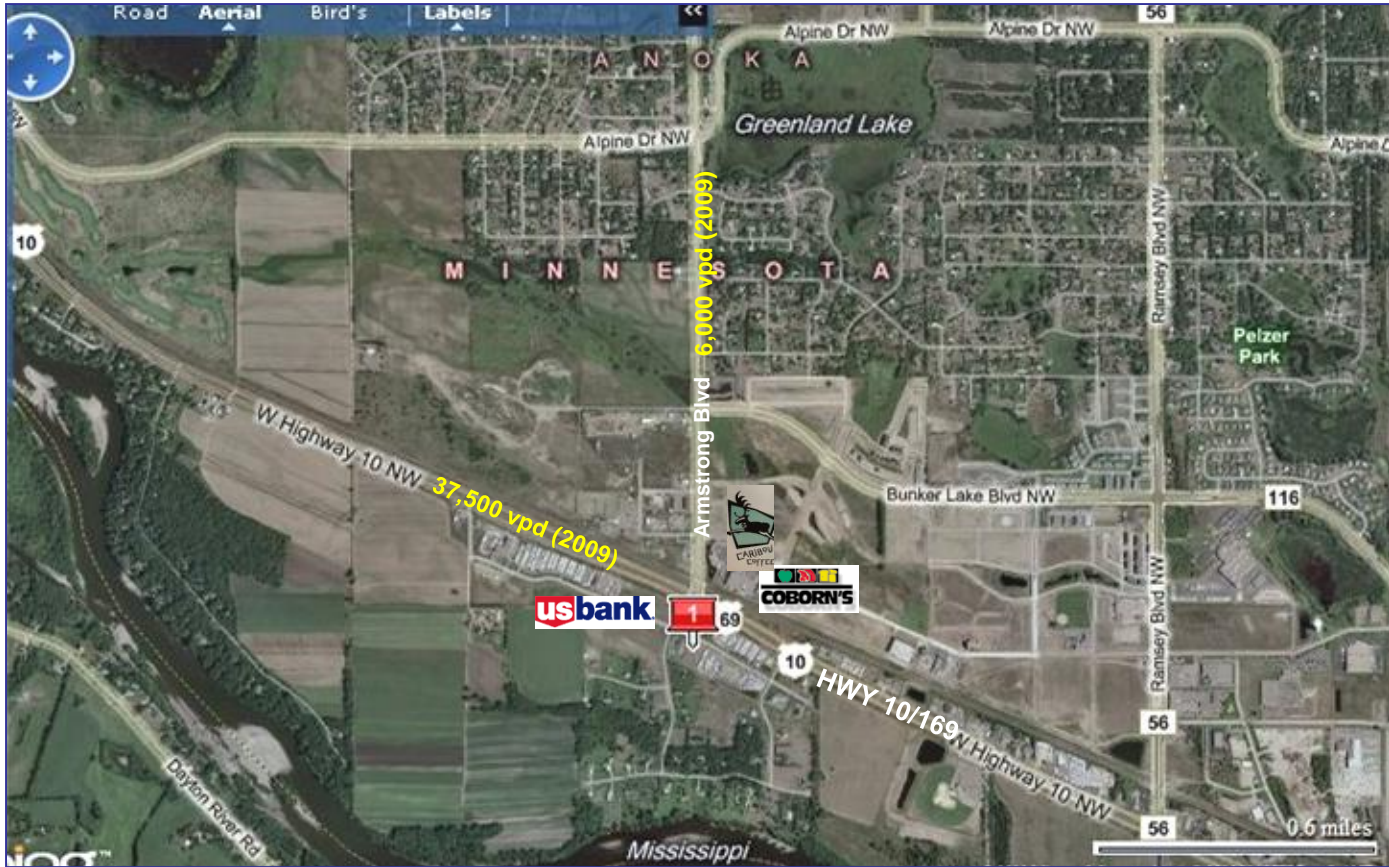
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DEMOGRAPHICS (2015)	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	2,151	16,293	55,051
Total Households	818	5,749	20,277
Total Families	576	4,520	14,813
Average Household Income	\$82,694	\$97,269	\$88,016

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