



RAMSEY OFFICE CONDO

6885 139th Lane NW, Suite 100

Ramsey, MN 55303

FOR SALE
3,982 SF OFFICE CONDO



FEATURES:

- 3,982 SF End Cap Office Condo - FOR SALE with many windows.
- Includes 9 offices, Large Exec. Office, Large Conf. Room, Kitchen area, Mens & Womens Bathroom & Large Reception Desk & waiting area.
- Many high end upgrades throughout including cherry trim & granite.
- Great location just off Hwy. 10 in Ramsey with pylon signage on Hwy. 10.

FOR SALE
\$499,900

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Arrow Companies

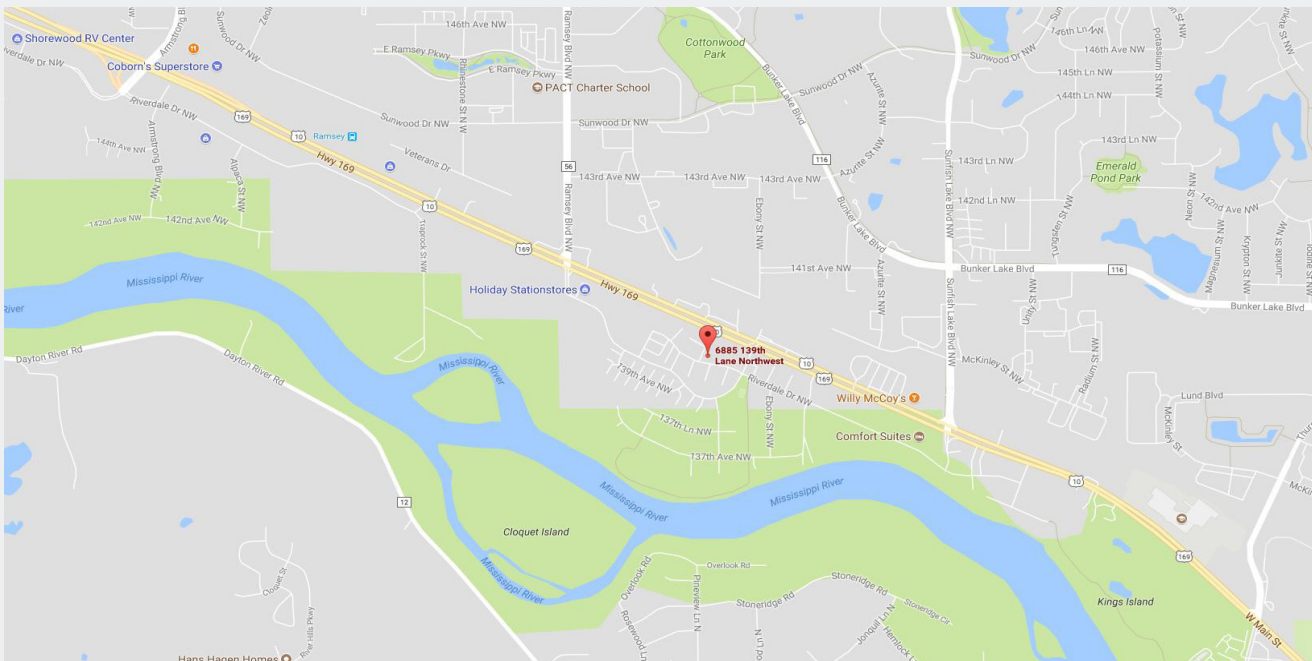
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

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PROPERTY FACTS

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BUILDING SIZE	3,982 SF
YEAR BUILT	2005
PID #	34-32-25-21-0097 (Anoka County)
ZONING	Commercial Preferred
CONSTRUCTION	Wood Framed Construction
HEATING & COOLING	Building is served by a Lennox gas-fired furnace and by electric surface mounted air-conditioners. Entry vestibule has separate electric supplemental heating unit.
PLUMBING	Building is served by city sewer & water. Includes gas fired water heater unit.
ASSOCIATION DUES	\$960.04 per month
2024 REAL ESTATE TAXES	\$16,748.38 (Special Assessments of \$388.84) - Total \$17,137.22
HEAT & ELECTRIC BILLS	Heat (\$116 / month) / Electric (\$339 / month)

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FLOOR PLAN

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PHOTO GALLERY

FOR SALE
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Conference Room



Conference Room



Office



Office



Kitchen Area



Reception Desk

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PHOTO GALLERY

FOR SALE
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Office



Office



Office



Office



Office



Office

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CITY INFORMATION

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POPULATION (5 MILE RADIUS)	<p>2010 Census - 72,989</p> <p>2023 (Estimate) - 83,756</p> <p>2028 (Projection) - 86,315</p>
AVERAGE HOUSEHOLD INCOME	<p>2023 (Estimate) - \$107,857</p>
TRAFFIC	<p>Highway 10 - 44,000 vehicles per day</p>
CITY OF RAMSEY	<p>Ramsey has a population of over 26,000 and growing.</p> <p>Ramsey has a Northstar Commuter Rail Station.</p> <p>Ramsey covers 28 square miles and is bordered by both the Rum and Mississippi Rivers.</p> <p>Ramsey is home to over a hundred businesses such as Connexus Energy, Life Fitness, Ace Solid Waste, and Vision Ease Lens.</p> <p>Ramsey is working to develop a new downtown, The COR.</p> <p>Ramsey offers two championship public golf courses—The Links at Northfork and Rum River Hills.</p> <p>Ramsey has two regional parks, three major City parks, and a network of trails and neighborhood parks.</p> <p>Ramsey is served by 52 volunteer paid-on call Fire Fighters, and has 2 Fire Stations.</p>



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