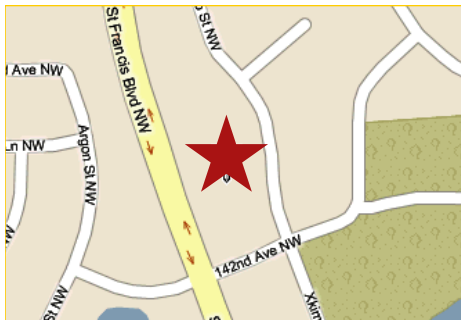


Office/Retail Condo off Highway 47 \$147,777



14245 St. Francis Blvd
Ramsey, MN

Located in New Center with Easy Access & Great Visibility!



Two shell office condos along a commercial corridor—
Superb opportunity, plenty of visibility for your next office!

These spaces are perfectly located for a variety of businesses from
accounting, legal, insurance, retail and professional services.

Condo sizes are 1,872 square feet. Bring your ideas and build-out
to your liking! Offices are located in a self-managed, association
maintained building with lots of parking and nice landscaping.

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Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 651.435.7000 Fax: 651.435.7771

Office/Retail Condo off Highway 47 \$147,777

**14245 St. Francis Blvd
Ramsey, MN**

Site Data



Listing Price:	Suite 101 Suite 102 Suite 103 Suite 104 Suite 105 Suite 106	SOLD SOLD \$147,777 PENDING SOLD SOLD
Includes:	Condominium shell with rooftop HVAC unit	
Location:	14245 St. Francis Boulevard, Ramsey, MN 55303	
PID Number:	Suite 103 Suite 104	253225430069 253225430070
2010 Total Tax:	Suite 103 Suite 104	\$6,167.18 \$6,167.18
Legal Description:	CIC NO 268 Ramsey Office Park	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
Utilities:	Water Sewer Fuel Heat	City Connected City Connected Natural Gas Forced Air
Number of Buildings	1	
Number of Available Units:	2	
Square Feet of Available Units:	Suite 103 Suite 104	1,872 SF 1,872 SF
Building Type:	Brick exterior	
Year Built:	2005	
Parking:	Asphalt with 77 available parking spaces	
Occupied:	No	
Neighboring:	Commercial and residential	
General:	Excellent location just north of County Hwy 116/Bunker Lake Blvd. Good traffic counts. Units have dirt floors and rough in plumbing so bring your design ideas!	

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**14245 St. Francis Blvd
Ramsey, MN**

Demographics



Community-at-a-Glance

County Seat:

Anoka

Population:
42,088

Median Age:
33

Average Family Size:
3.21

Median Single Family
Home Value:
\$137,000

Median Household Income:
\$57,792

Commute Time (minutes):
33

*2000 US Census Data

General Characteristics	Number	Percentage
Total population	42,088	—
<i>Male</i>	21,443	50.9
<i>Female</i>	20,645	49.1
Median age (years)	33.	—
<i>Under 5 years</i>	3,355	8.0
<i>18 years and over</i>	29,783	70.8
<i>65 years and over</i>	2,792	6.6
Average household size	2.77	
Average family size	3.21	—
Total housing units	15,179	—
Social Characteristics	Number	Percentage
Population 25 years and over	26,280	—
<i>HS graduate or higher</i>	23,964	91.2
<i>Bachelor's degree or higher</i>	5,096	19.4
Male, now married	9,863	61.3
Female, now married	9,694	62.3
Economic characteristics	Number	Percentage
In labor force	24,056	77.5
Mean travel time to work (minutes)	29.1	—
Median household income (dollars)	57,792	—
Median family income (dollars)	64,393	—
Per capita income (dollars)	23,767	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	10,525	—
<i>Median value (dollars)</i>	137,000	—
Median of selected monthly owner costs with mortgage (dollars)	1,142	—

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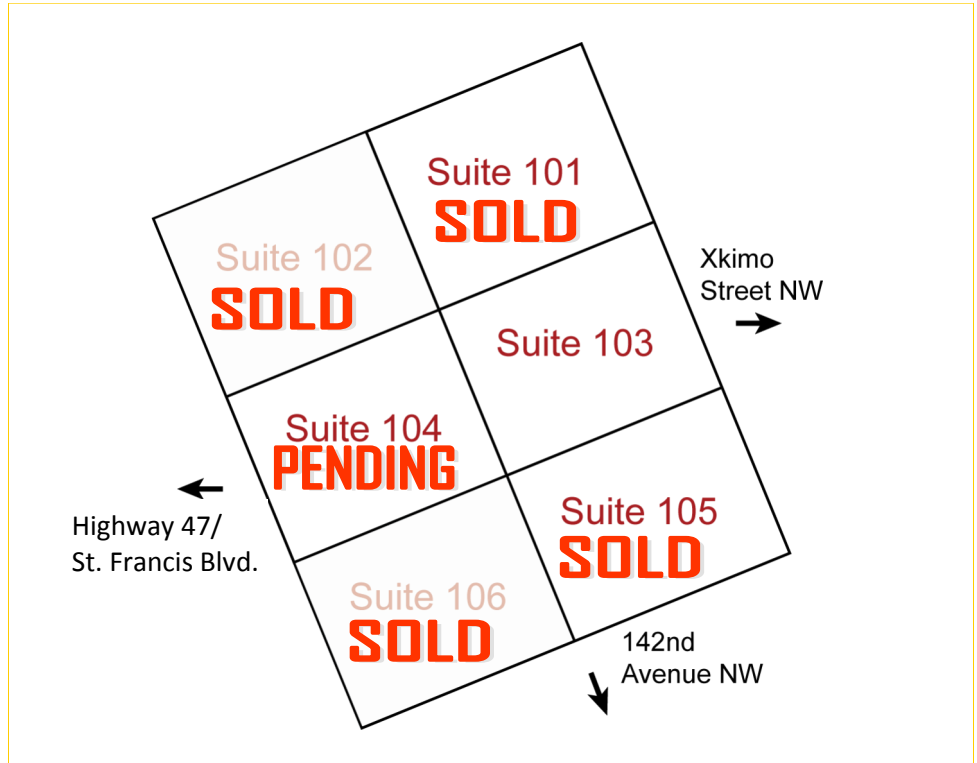
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Available Suites

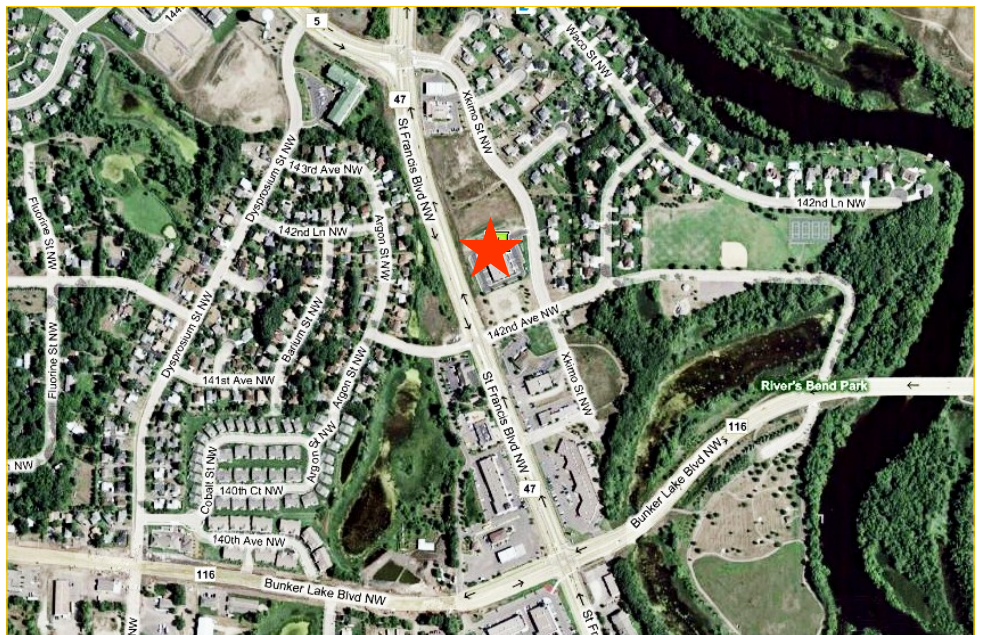
Suite	SF	Price
103	1,872	\$147,777
104	1,872	PENDING



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