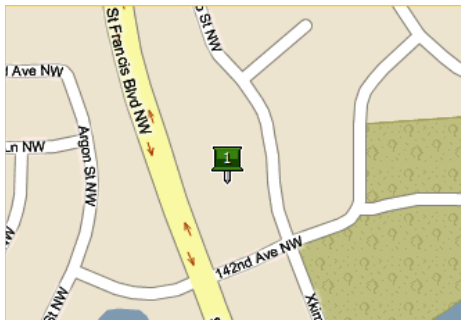


Office Condominiums in Ramsey, MN



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

Superb Location Across the Street from River's Bend Park



Four unfinished office condos along a commercial corridor nestled among several residential areas.

These spaces are perfectly located for a variety of businesses from accounting and professional services to salons and day spas to yoga/pilates or dance studios.

Condo sizes range from 1,824—1,872 square feet. Great access and visibility from Highway 47. Association maintained building with plenty of parking, 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 Condominiums in Ramsey, MN

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

Site Data



Listing Price:	Suite 101	\$177,777
	Suite 103	\$177,777
	Suite 104	\$217,777
	Suite 105	\$177,777
Includes:	Single Office Condominium	
Location:	14245 St. Francis Boulevard, Ramsey, MN 55303	
PID Number:	Suite 101	253225430067
	Suite 103	253225430069
	Suite 104	253225430070
	Suite 105	253225430071
Legal Description:	CIC NO 268 Ramsey Office Park	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
Utilities:	Water	City Connected
	Sewer	City Connected
	Fuel	Natural Gas
	Heat	Forced Air
Number of Buildings	N/A	
Number of Available Units:	4	
Square Feet of Available Units:	Suite 101	1824
	Suite 103	1872
	Suite 104	1872
	Suite 105	1872
Lot Size:	N/A	
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 Bunker Lake Blvd. Good traffic counts. Units have dirt floors and rough in plumbing so bring your design ideas.	

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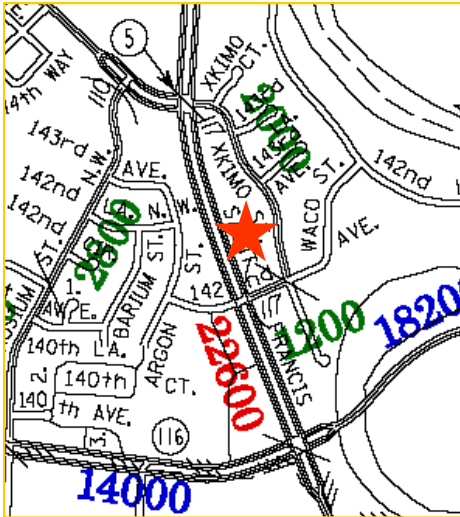
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Office Condominiums in Ramsey, MN

**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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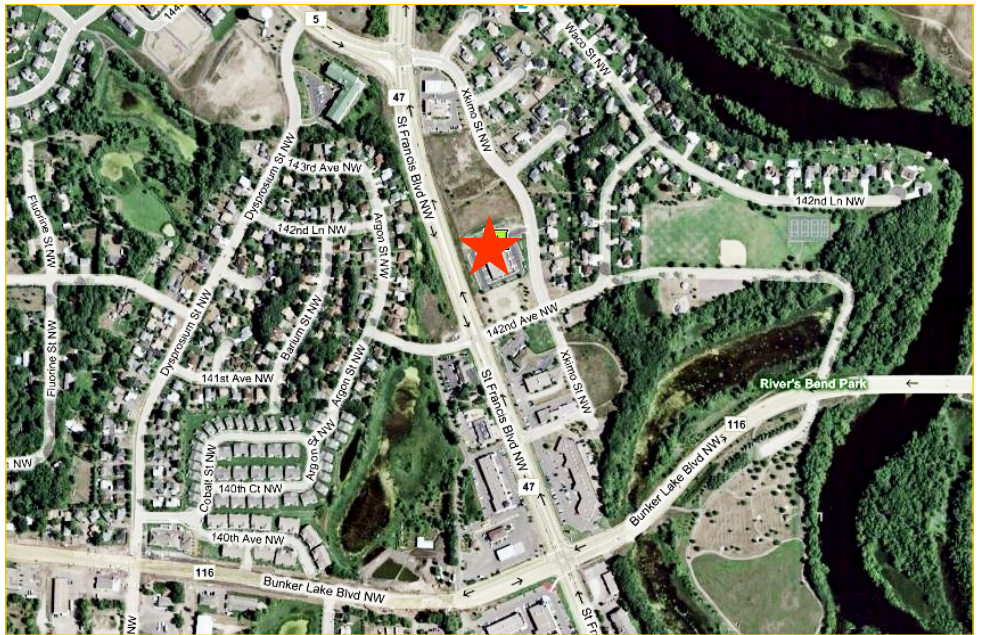
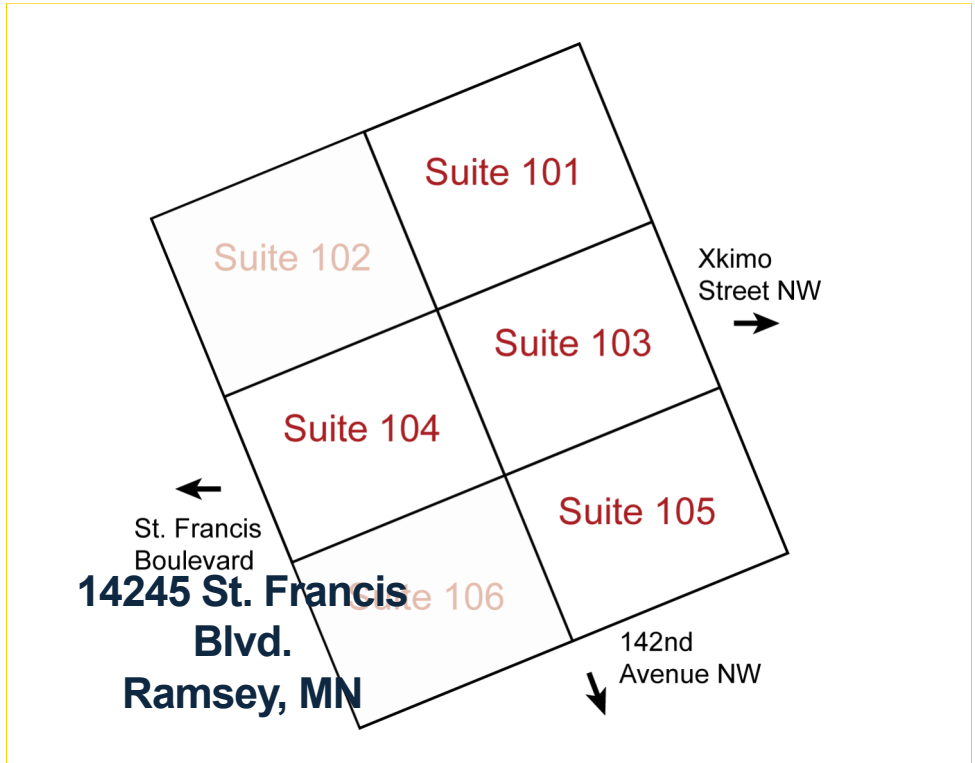
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Office Condominiums in Ramsey, MN

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

Available Suites

Suite	SF	Price
101	1,824	\$177,777
103	1,872	\$177,777
104	1,872	\$217,777
105	1,872	\$177,777



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2008 ROCK SOLID Commercial.

Last Updated: Friday, July 16, 2010

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