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# FOR SALE OR LEASE

8170 Highway 10 NW  
Ramsey, MN 55303



**Offered Exclusively By:**  
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<b>BUILDING SIZE:</b>	8,000 square feet total on 2.5 acres
<b>YEAR CONSTRUCTED:</b>	1998
<b>CONSTRUCTION TYPE:</b>	Block and stucco, asphalt shingles
<b>CLEAR CEILING HEIGHT:</b>	22'
<b>PARKING SPACES:</b>	100 stalls
<b>LOADING:</b>	5 service doors (12' x 14')
<b>ZONING:</b>	B-2 Highway Business District
<b>REAL ESTATE TAXES (2009):</b>	\$12,810.58*
<small>* Check with county for any penalties, special assessments or taxes past due</small>	
<b>ASKING PRICE:</b>	\$1,400,000

### ADDITIONAL COMMENTS:

- Over 36,000 vehicles per day on Highway 10
- Attractive construction
- Well maintained
- Motivated seller!
- Possible contract for deed
- Additional land available

*Please call for more information:*

**Rich Yablonsky, CCIM, SIOR**  
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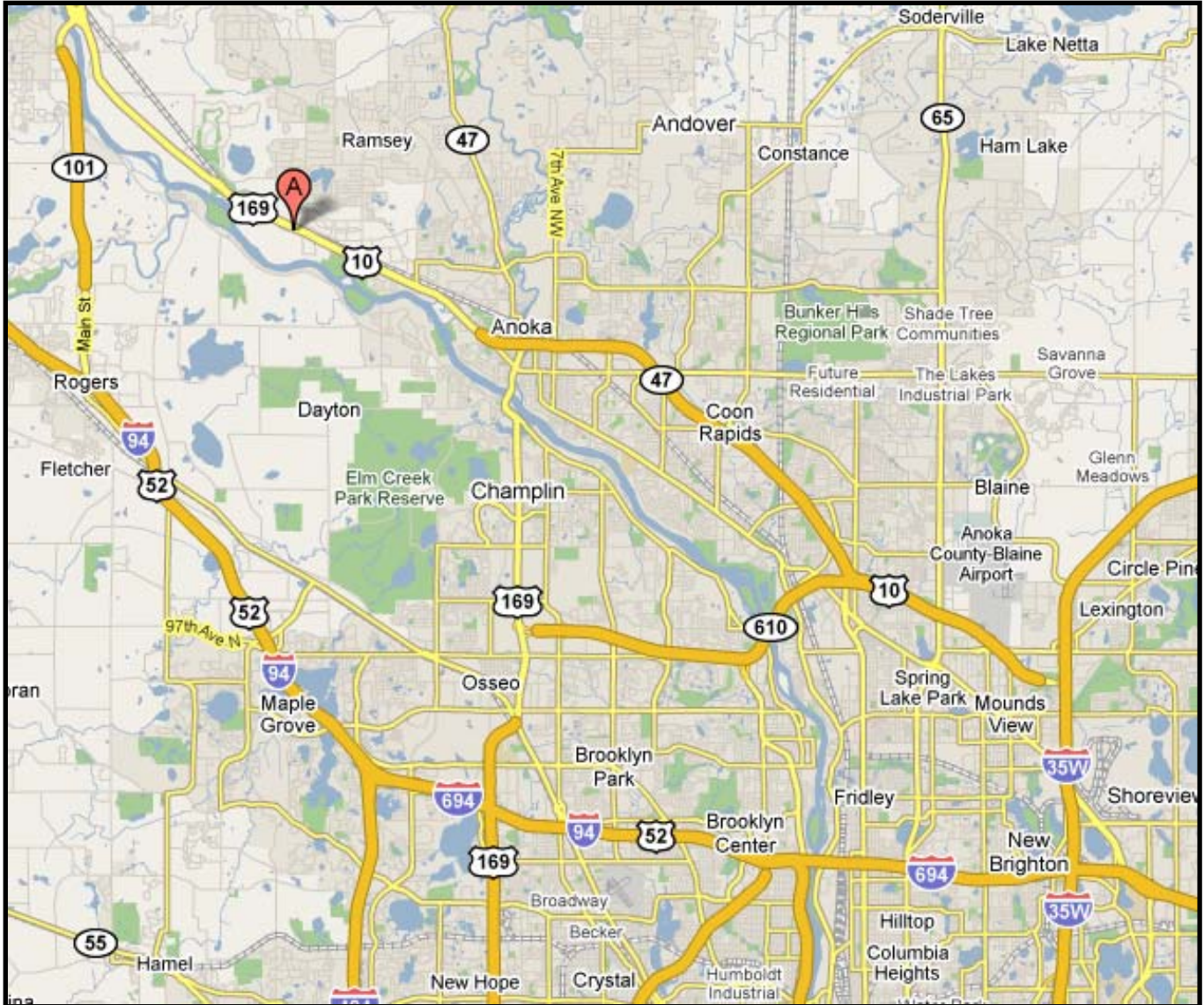
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## Aerial Photo



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# Map



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