



PREMIER
COMMERCIAL
PROPERTIES

Commercial Property

6139 Hwy 10 NW | Ramsey, MN 55303



Available

6139 Hwy 10 NW, Ramsey, MN 55303

PROPERTY FEATURES:

- ◆ GREAT ACCESS / VISIBILITY FROM HWY 10
- ◆ 1.54 ACRE SITE—ABUNDANCE OF PARKING
- ◆ 6,000 SF COMMERCIAL PROPERTY
 - ◆ COMMERCIAL KITCHEN BUILD OUT
 - ◆ SEVERAL FREEZERS / COOLERS IN PLACE
- ◆ 2,760 SF COLD STORAGE BUILDING
- ◆ FENCED STORAGE AREA
- ◆ H-1, HWY 10 BUSINESS DISTRICT ZONING
- ◆ LEASE RATE \$10.00 PSF
- ◆ Property Tax: \$16,247.12 (2021)



PROPERTY DETAILS:

LEASE RATE: \$10.00 PSF NNN

SALE PRICE: NEGOTIABLE

FOR MORE INFORMATION, CONTACT

Rich Lee / Rod Lee

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Property Details:

6,000 SF Building (main building)

Built out Commercial Kitchen with Exhaust hood

New Roof 2019—rubber membrane

New rooftop HVAC unit in 2018—10 Ton unit

Upgraded transformer in 2019—3 Phase power

12' clear height in the production area

Approximately +/- 65 parking stalls on site

Drive in doors



Freezers / Coolers

- * 900 SF walk in Freezer: Capable of -15 degrees
 - * 9' x 16' walk in Fridge
 - * 9' x 22' walk in Fridge / Freezer

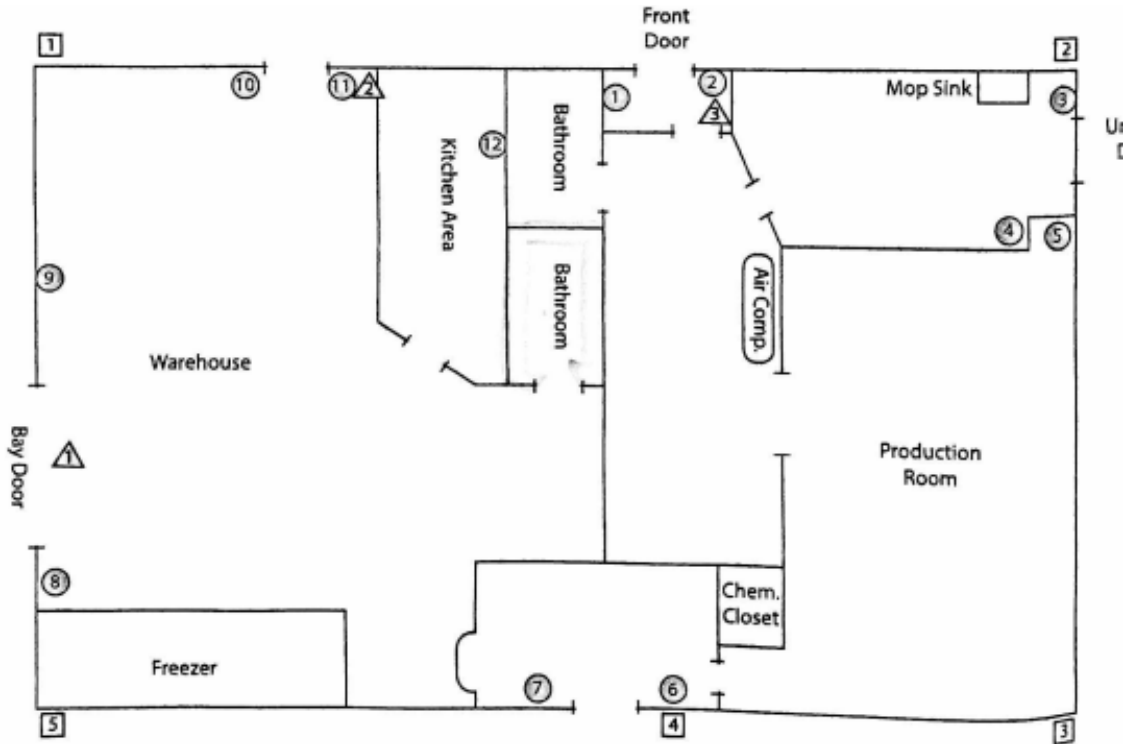




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