



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE

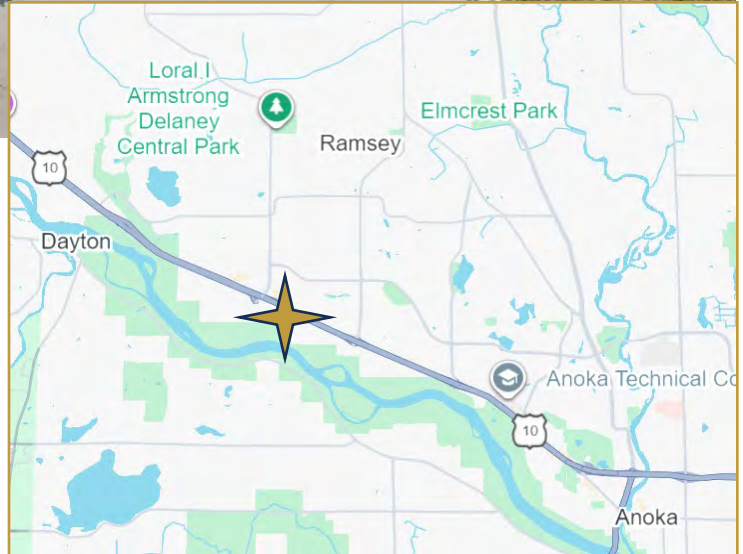


For Sale

8000 Highway 10 NW, Ramsey, MN 55303

AVAILABLE SPACE

- 9,200 SF total (insulated metal building)
- 16' clear height, 2 docks, 1 drive-in door
- Excellent frontage and signage to Hwy 10
- Along frontage road of Armstrong Blvd
- Retail / Showroom space
- Next to US Bank, across from Coborn's Grocery
- High visibility to Hwy 10 – 40,500 vehicles/day
- CUP in place allowing Automotive Sales



Asking Price: Negotiable
2026 Property taxes: \$18,416.38



**FOR MORE
INFORMATION,
CONTACT**

Bradee Thompson

612-355-0750

bthompson@premiercommercialproperties.com



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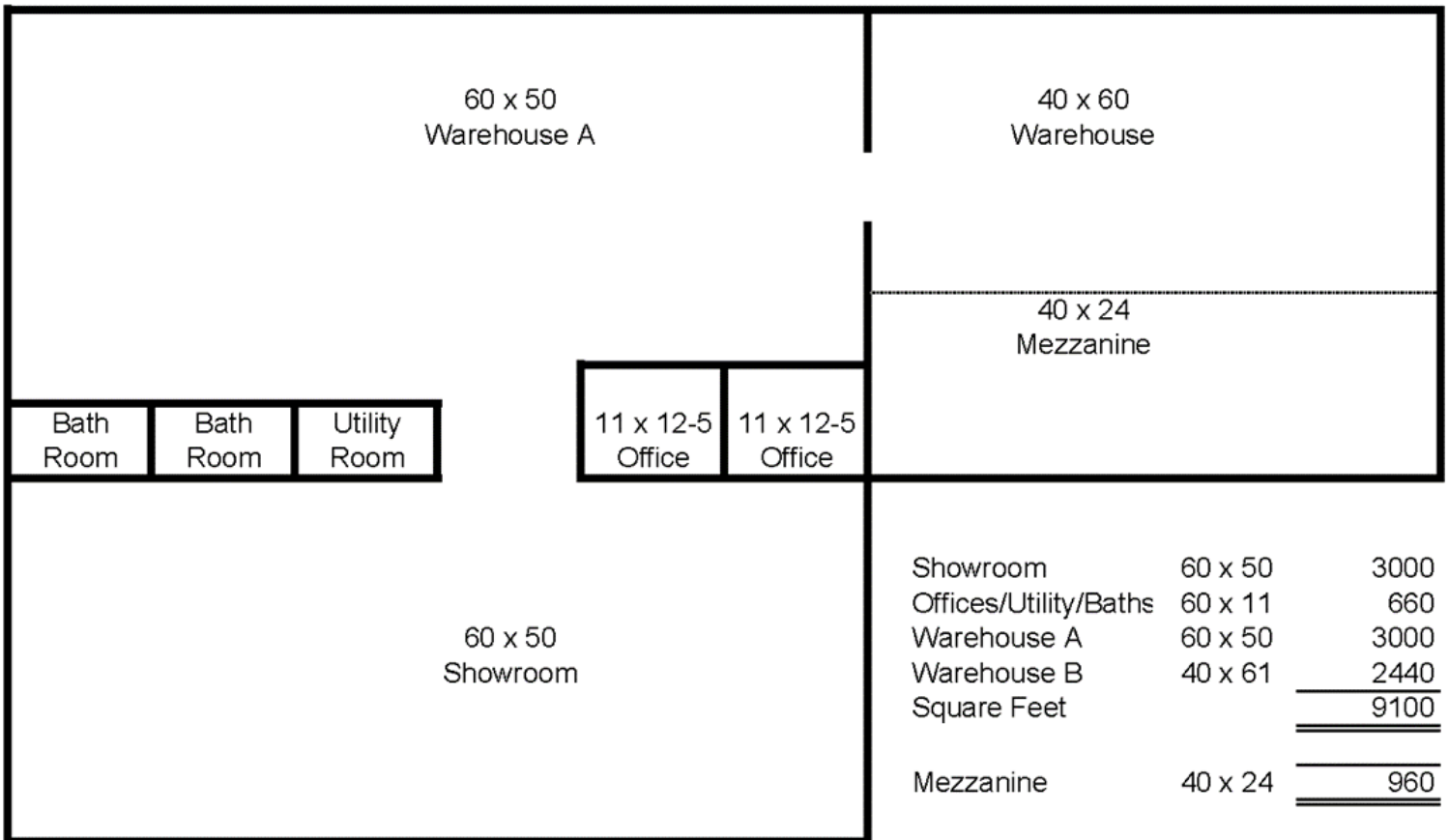
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Floor Plan





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City of Ramsey Zoning – Business Districts

Sec. 106-510. Districts Established and Purpose. The City of Ramsey Zoning Code (Chapter 106, Article V) establishes five business districts – B-1, B-2, B-3, I-1, and I-2 – according to their purpose and the intent of the comprehensive plan. The subject property lies within Ramsey's business-zoned corridor along U.S. Highway 10, consistent with the following district descriptions:

Sec. 106-512. B-2 – Community Business District. Intended to provide a district for the development of community-scale office, retail sales, restaurant, and service uses functional for both pedestrians and automobiles. Applied to properties guided commercial on the current comprehensive plan.

Sec. 106-513. B-3 – Regional Business District. Intended to provide for large-scale commercial development, including retail, entertainment, restaurant, and other complementary commercial uses, in an environment functional for both pedestrians and automobiles serving the community and region.

Sec. 106-511. B-1 – Neighborhood Business District. Intended to provide compact, walkable centers for office, retail sales, and personal services that connect to and serve adjacent neighborhoods while preserving neighborhood character.

Buyers should confirm the specific zoning designation and permitted uses for this parcel with the City of Ramsey Planning & Zoning Division prior to purchase. Source: City of Ramsey Zoning Ordinance, Ch. 106, Art. V (Ord. No. 23-14, amended through Ord. No. 25-08, 9-23-2025).



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Ramsey Zoning – Permitted Principal Uses

Sec. 106-521 – Selected principal uses permitted (P) or conditional (C) in Ramsey's business districts. Retail Sales and Showrooms – consistent with this property's current use – is a permitted use in every business district shown.

Use	B-1	B-2	B-3
Retail Sales and Showrooms	P	P	P
Restaurants and Brewpubs	P	P	P
Offices and Professional Services	P	P	P
Personal Services	P	P	P
Banks	P	P	P
Medical and Dental Offices/Clinics	P	P	P
Motor Vehicle Sales/Showrooms	NP	NP	C

P = Permitted Use, C = Conditional Use, NP = Use Not Permitted. Table reflects a selection of principal uses from Sec. 106-521 relevant to retail/showroom and general commercial buyers; it is not the complete use table. Bulk standards (Ch. 106, Sec. 106-530) generally require a 0.5–0.75 acre minimum lot, 20-foot front setback, and building heights up to 35–50 feet in B-1 through B-3 districts. Source: City of Ramsey Zoning Ordinance, Ch. 106, Art. V (Ord. No. 23-14, amended through Ord. No. 25-08, 9-23-2025).