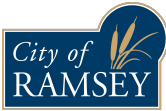


City-Owned Parcel #46 (Bunker Lake & Armstrong Blvds)
Mixed-Use (SALE PENDING)

Bunker Lake Blvd and Armstrong Blvd | Ramsey, MN | US | Anoka County
Available Acres: 3 |



Zoning:	Commercial
Topography:	Flat
Adjacent Available Acres:	No
Setting:	Single Site
Within City Limits:	Unknown
Specialty Features:	Fiber,TIF District
Sale Price Note:	\$8.00/SF
Last Updated:	Apr 1, 2025

Economic Development Contact

Sean Sullivan
Economic Development
7550 Sunwood Drive
Ramsey, Minnesota 55303
(763) 433-9868 | ssullivan@cityoframsey.com

Property and Area Description

Commercial land, 3 acres NE corner of Sunwood Drive and Armstrong Blvd. Immediate access to Sunwood Drive and Zeolite St. Easy access to Hwy 10 via Armstrong Blvd interchange. Prime location for retail service, restaurants, fast food, medical office, townhomes, high density residential, senior housing. Walkable community with close proximity to schools, parks, retail. Only 30 minutes to downtown Minneapolis. Zoned COR-4 (Mixed-Use). Over 1,500 residential units recently constructed, under construction, or planned within 3 miles of site. Close proximity to Northstar Commuter Rail Station. PID: 28-32-25-22-0058

Population

	317,011 10 Mile Radius	1,185,722 20 Mile Radius	2,629,501 30 Mile Radius
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Source: ESRI®, 2024

Households

	116,841 10 Mile Radius	450,199 20 Mile Radius	1,049,881 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: US Hwy 10 (0.5 mi.)
Nearest Interstate: I-35/I-94 (15 mi.)
Nearest Airport: Anoka Co Regional Airport (Janes Field) (12 mi.)
Nearest Commercial Airport: MSP Int'l Airport (35 mi.)
Distance to Mass Transit: 1
Rail Served: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Connexus Energy
Natural Gas: CenterPoint Energy
Water: City of Ramsey
Sewer: City of Ramsey
Telecommunications: Xfinity/Comcast

Sean Sullivan | Economic Development Manager | City of Ramsey
7550 Sunwood Dr. NW | Ramsey, MN 55303 | (763) 433-9868 | ssullivan@ci.ramsey.mn.us