

City-Owned Parcel #47c (Sunwood Dr & Yolite St) Mixed-use  
COR

77xx Sunwood Dr | Ramsey, MN | US | Anoka County  
Available Acres: 0.53 | Sale Price: \$149,500



Zoning:	Mixed Use
Topography:	Flat
Adjacent Available Acres:	No
Setting:	Single Site
Within City Limits:	Yes
Specialty Features:	Fiber,TIF District
Sale Price:	\$149,500
Sale Price Note:	\$6.50/SF
Last Updated:	Mar 31, 2025

Economic Development Contact

Sean Sullivan  
Economic Development  
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Ramsey, Minnesota 55303  
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Property and Area Description

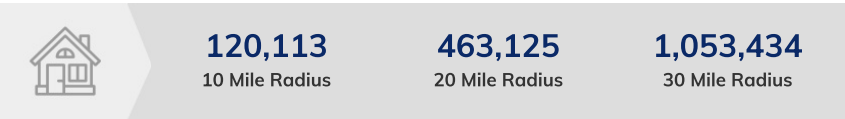
.53 acres of mixed-use land located at Yolite St and Sunwood Dr. Immediate access to Sunwood Dr, Veterans Dr, and Yolite St. Easy access to Hwy 10 via Armstrong Blvd or Ramsey Blvd, adjacent to Northstar Commuter Rail Station, only 30 minutes to downtown Minneapolis. Great location for retail, medical office, hospitality. Zoned COR-1. Anoka-Hennepin ISD #11. Over 1,000,000 SF of industrial/manufacturing recently completed, under construction or planned. Over 1,500 residential units recently constructed, under construction, or planned within 3 miles of site. Walkable community with close proximity to schools, parks, retail. PID #28-32-25-31-0023

Population



Source: ESRI®, 2024

Households



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:** 0.5  
**Rail Served:** No  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

Utilities

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

Sean Sullivan | Economic Development Manager | City of Ramsey  
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