

2705 Annapolis Lane N

PLYMOUTH, MN 55441

**7.65 ACRES
REDEVELOPMENT
OPPORTUNITY**

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

CHRIS GARCIA, SIOR

Principal

651.253.6395

cgarcia@lee-associates.com

NICK STREINE

Associate

651.785.7057

nstreine@lee-associates.com

Redevelopment Opportunity

THE RAMADA HOTEL at 2705 Annapolis Lane North in Plymouth is available for redevelopment, offering an ideal location at the corner of Interstate 494 and MN Highway 55. **This location has high visibility with approximately 101,490 traffic count per day on I-494 and 56,440 traffic count per day on Hwy 55.**

The highest and best use of this property will likely be among the following:

- **Multi-Family Development**
- **Office Market**
- **Medical / Healthcare**
- **Retail**
- **Industrial**
- **Headquarters Use**



Property Highlights



SALE PRICE NEGOTIABLE



\$130,618.62 TAXES (2024)



7.65 ACRES / 333,331 SF



BUILT IN 1973



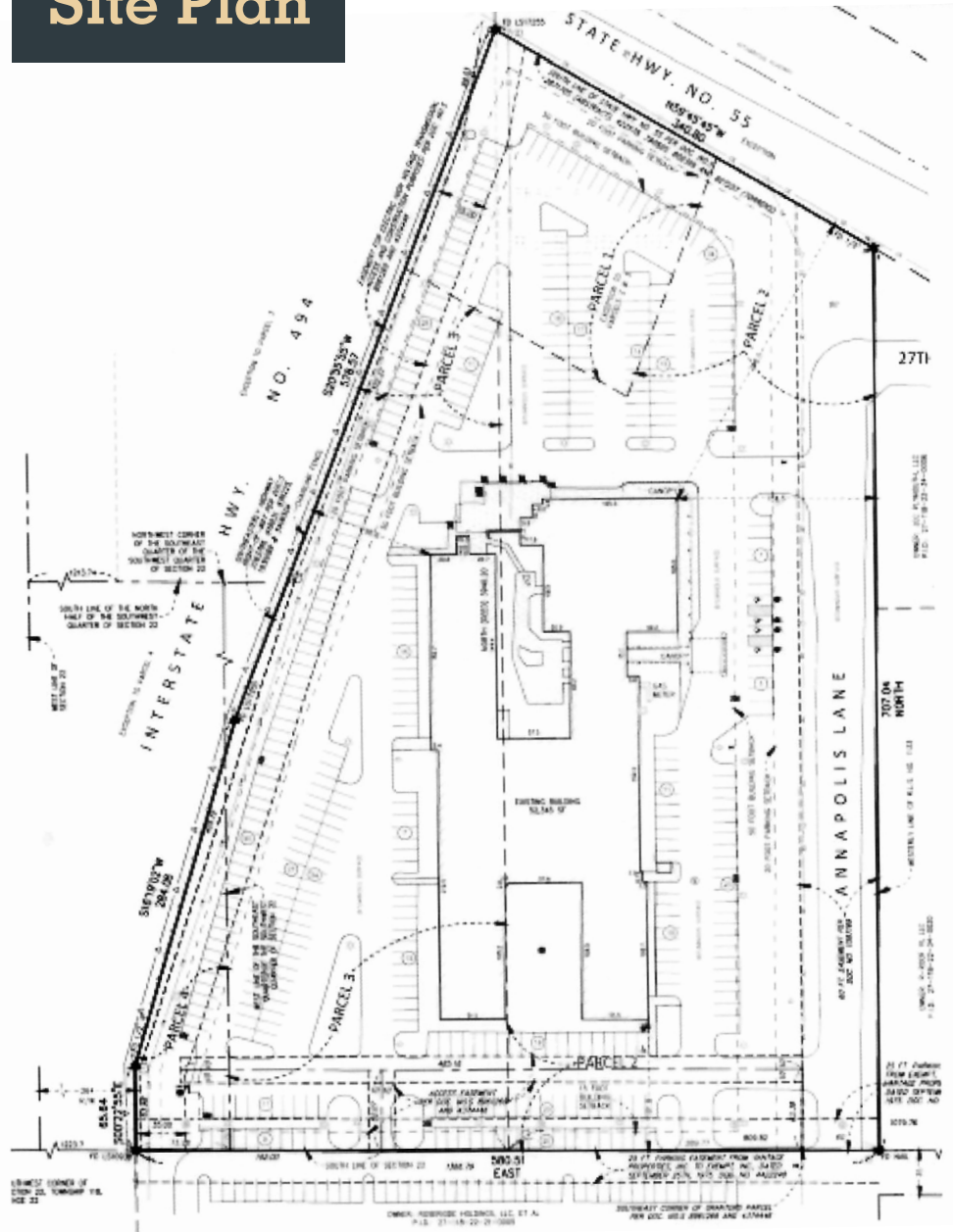
ZONING C-3 HIGHWAY COMMERCIAL



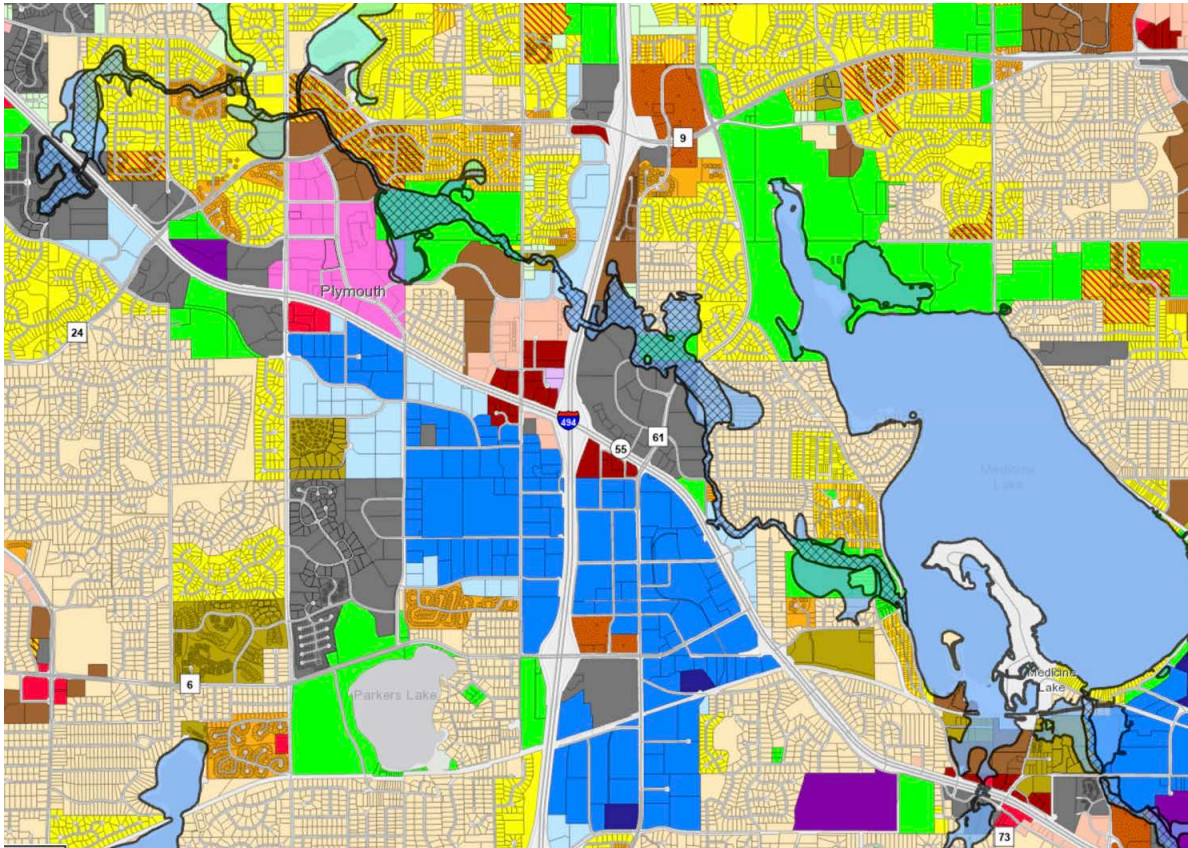
**CONVENIENT LOCATION WITH
HIGH TRAFFIC COUNT**



Site Plan



Zoning Map



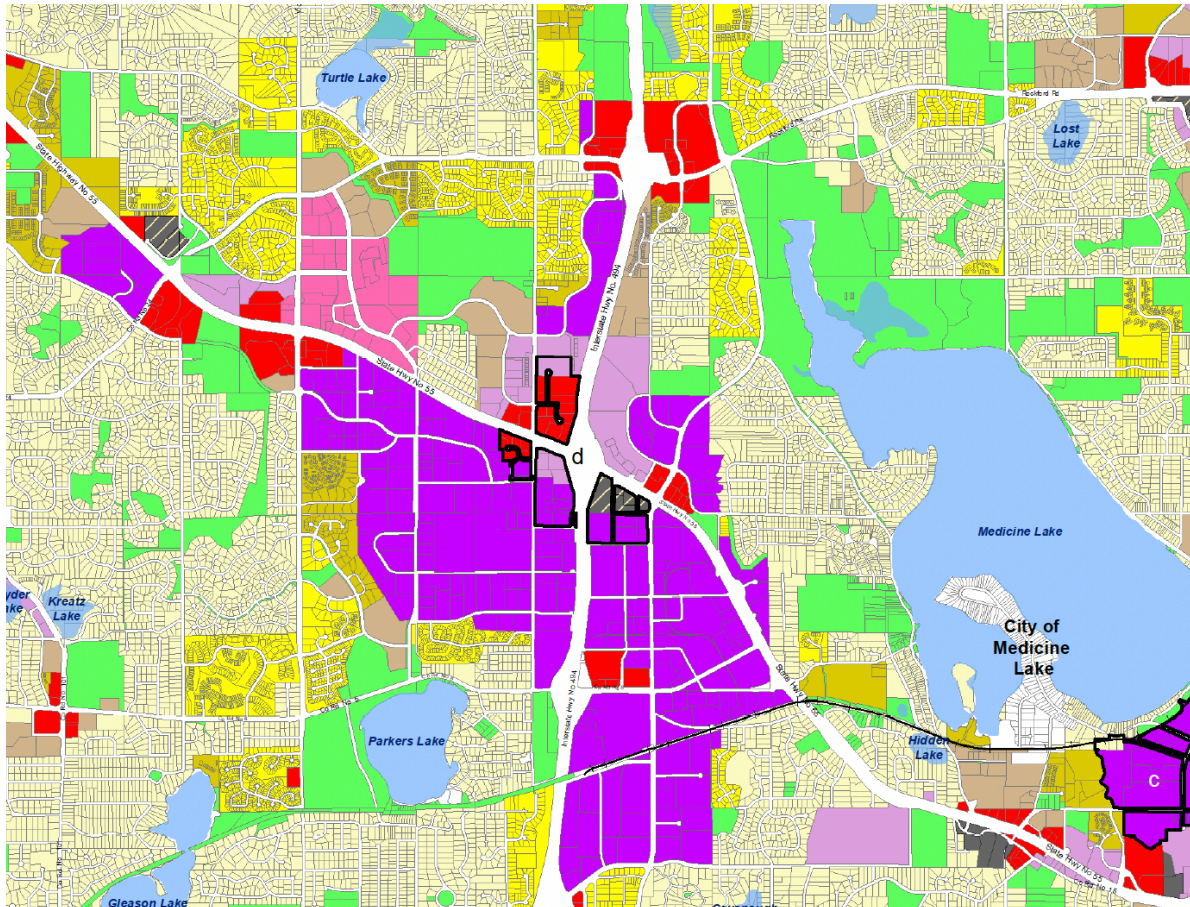
- FRD, Future Restricted Development
- RSF-1, Single Family Detached 1
- RSF-2, Single Family Detached 2
- RSF-3, Single Family Detached 3
- RSF-4, Single and Two Family
- RMF-1, Multiple Family 1
- RMF-2, Multiple Family 2
- RMF-3, Multiple Family 3
- RMF-4, Multiple Family 4
- O, Office
- C-1, Convenience Commercial
- C-2, Neighborhood Commercial
- C-3, Highway Commercial
- C-4, Community Commercial
- C-5, Commercial/Industrial
- CC, City Center
- B-C, Business Campus
- I-1, Light Industrial
- I-2, General Industrial
- I-3, Heavy Industrial
- P-I, Public/Institutional
- PUD, Planned Unit Development

Current Zoning

The C-3 Highway Commercial District is designed for service and limited retail businesses aimed at motorists, requiring high traffic and visibility. Permitted uses include amusement centers, auto accessory stores, financial institutions, restaurants, hotels, and more. Accessory uses like off-street parking and signs are allowed. Conditional uses, requiring special permits, include car washes, drive-through restaurants, and motor vehicle fuel sales. Interim and administrative permits cover temporary structures, outdoor sales, and events. The district emphasizes controlled development, traffic management, and maintaining visual standards.



2040 Comp Plan



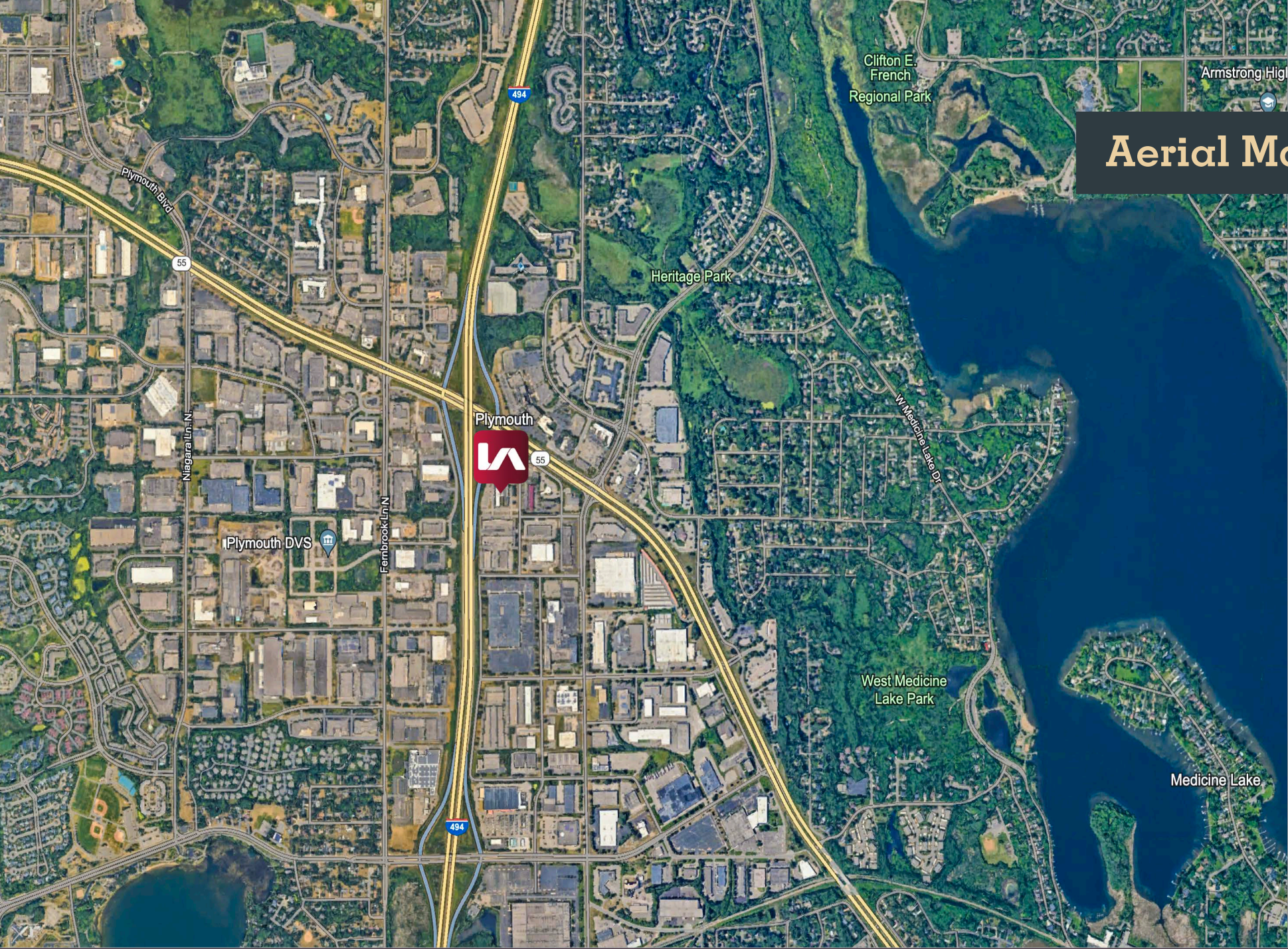
- Living Area 1, LA-1 (2-3)
- Living Area 2, LA-2 (3-6)
- Living Area 3, LA-3 (6-12)
- Living Area 4, LA-4 (12-20)
- Living Area 5, LA-5 (20-60)
- Mixed Use, MXD
- Mixed Use Residential, MXD-R
- Industrial, IND
- Commercial, C
- Commercial Office, CO
- City Center, CC
- Public/Semi-Public/Institutional, P-I

The 2040 Comp Plan

Mixed Use Residential (MXD-R) requires developments to include a residential component and adhere to high standards of site and building design. The design will be evaluated based on its relationship to the surroundings and various architectural characteristics like materials, colors, massing, and setbacks. The plan emphasizes pedestrian-friendly elements, transit improvements, quality landscaping, and minimizing surface parking by using structured or shared parking solutions.



Aerial Map



PRESENTED BY

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1601 Utica Avenue South, Suite 375

Minneapolis, MN 55416

www.lee-associates.com/twincities