



Auto Dealership/Repair Building For Sale

RAMSEY, MN



AUTO DEALERSHIP/REPAIR BUILDING FOR SALE

KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

PRESENTED BY:

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RETAIL FOR SALE

AUTO DEALERSHIP/REPAIR BUILDING FOR SALE



7105 U.S. 10, Ramsey, MN 55303



PROPERTY DESCRIPTION

Auto dealership and repair shop for sale! This is an Investment or owner user opportunity. This highly visible 2,586 SF commercial building is located directly on Highway 10. Zoned B-2 this property has a wide range of commercial and auto uses. Currently the property is perfectly configured for an auto service and sales operation. The tenants are open to staying, or a new owner could occupy the building. The functional layout includes four total drive-in doors, 15' clear height, and a welcoming lobby and sales office area. The shop and dealership are currently separate and could continue to run as two businesses or could be combined.

The shop itself offers exceptional flexibility with a large two-bay area accessed by two 12 ft. overhead doors, a separate service bay with a 14 ft. door, and a dedicated dealership bay with a 10 ft. door. The property has seen recent investment, including interior renovation in 2023 with new paint and flooring, brand new heaters, a new fluid station, an updated bathroom, and a mezzanine break room.

Exterior improvements include a full building repainting and recent parking lot repairs with new asphalt and striping completed to city standards. The lot holds around 35-40 cars. The city has approved 25-27 vehicles on the lot for sales. Convenient access via a new service road, this property offers an excellent presence on a major commercial corridor.

LOCATION DESCRIPTION

Introducing an exceptional Owner/user or investment opportunity in the heart of Ramsey, MN! Situated within easy reach of the Minneapolis St Paul Metro market, the location offers high visibility and convenient access to a wealth of nearby amenities and attractions. Surrounded by a flourishing residential and commercial landscape, the area presents an ideal setting for auto uses. With its prime position and vibrant surroundings, the property embodies the location for a prosperous owner occupant or investment in the thriving Ramsey, MN locale.

OFFERING SUMMARY

Sale Price:	\$650,000
Number of Units:	2
Lot Size:	0.5 Acres
Building Size:	2,586 SF
NOI:	\$56,106.16
Cap Rate:	8.63%

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BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	15 ft
Number of Floors	1
Average Floor Size	2,586 SF
Year Built	1997
Year Last Renovated	2023
Gross Leasable Area	2,586 SF
Construction Status	Existing
Condition	Good
Roof	Commercial Grade Shingles
Number of Buildings	2
Floor Coverings	Concrete
Mezzanine	Yes

PROPERTY HIGHLIGHTS

- Auto dealership and Repair Shop
- Investment or owner/user opportunity - Current tenants are open to staying or will vacate
- 2,586 Square Feet
- Zoned B-2
- 15' clear height
- 4 drive-in doors (multiple bay configurations)
- Lobby / waiting area and sales office space
- Separated shop and dealership layout
- Approved for 25–27 vehicle display spaces - Lot holds 35-40 cars
- High visibility off Highway 10
- New service road for easy access
- Interior paint and flooring updated in 2023
- Brand new heaters and fluid station
- Exterior painting and parking lot improvements completed

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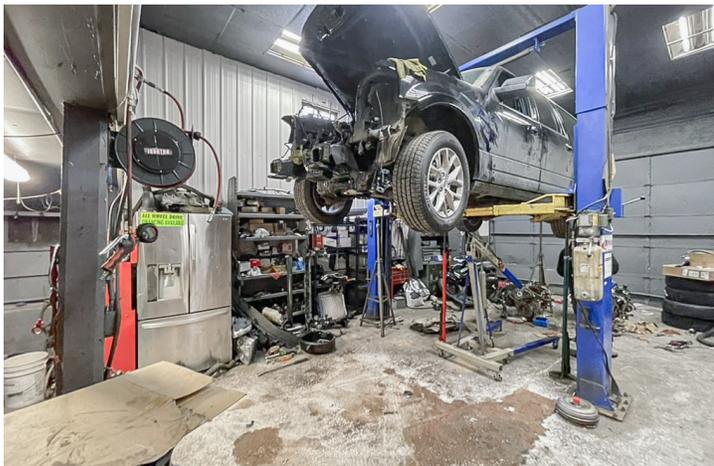
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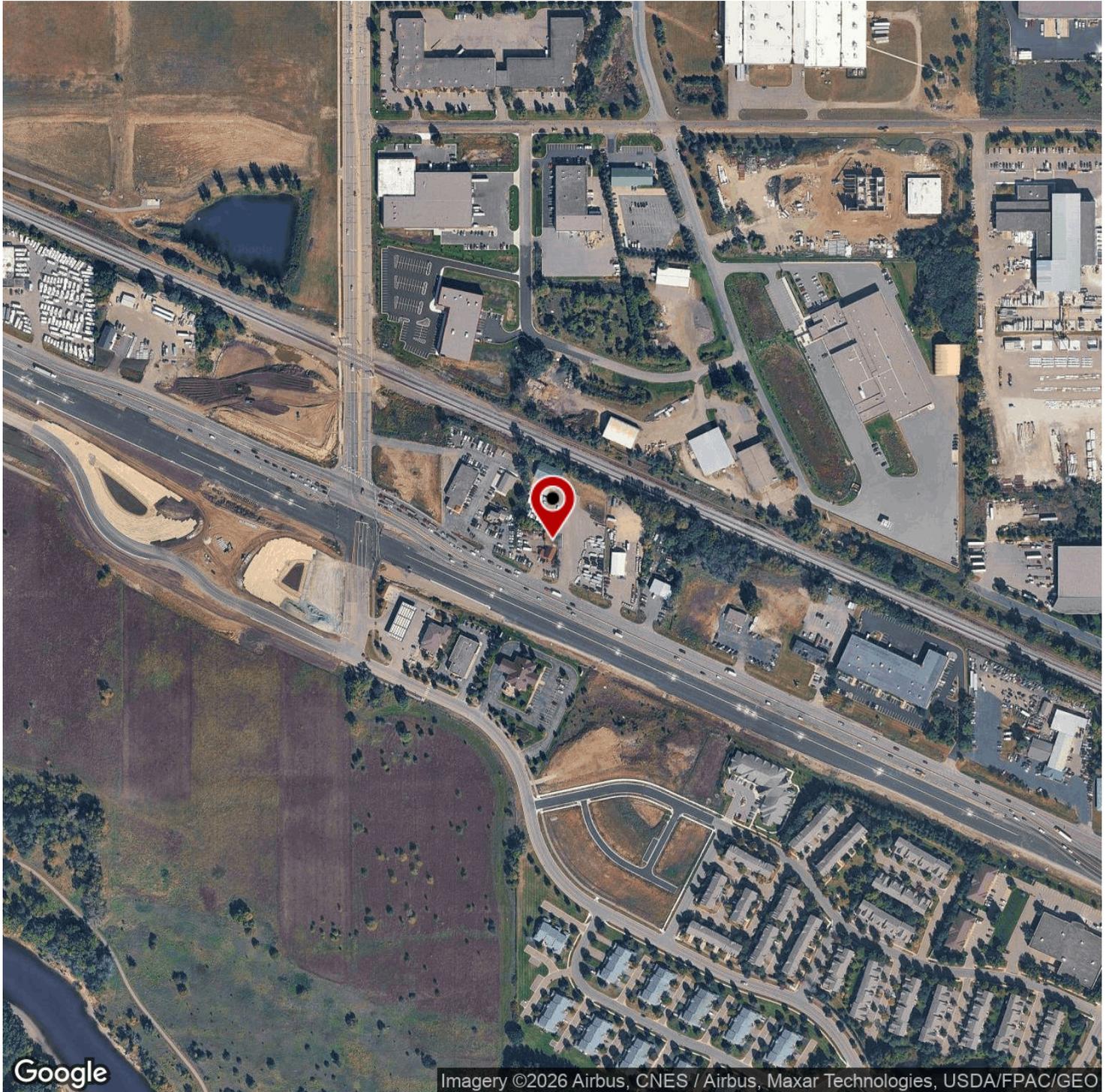
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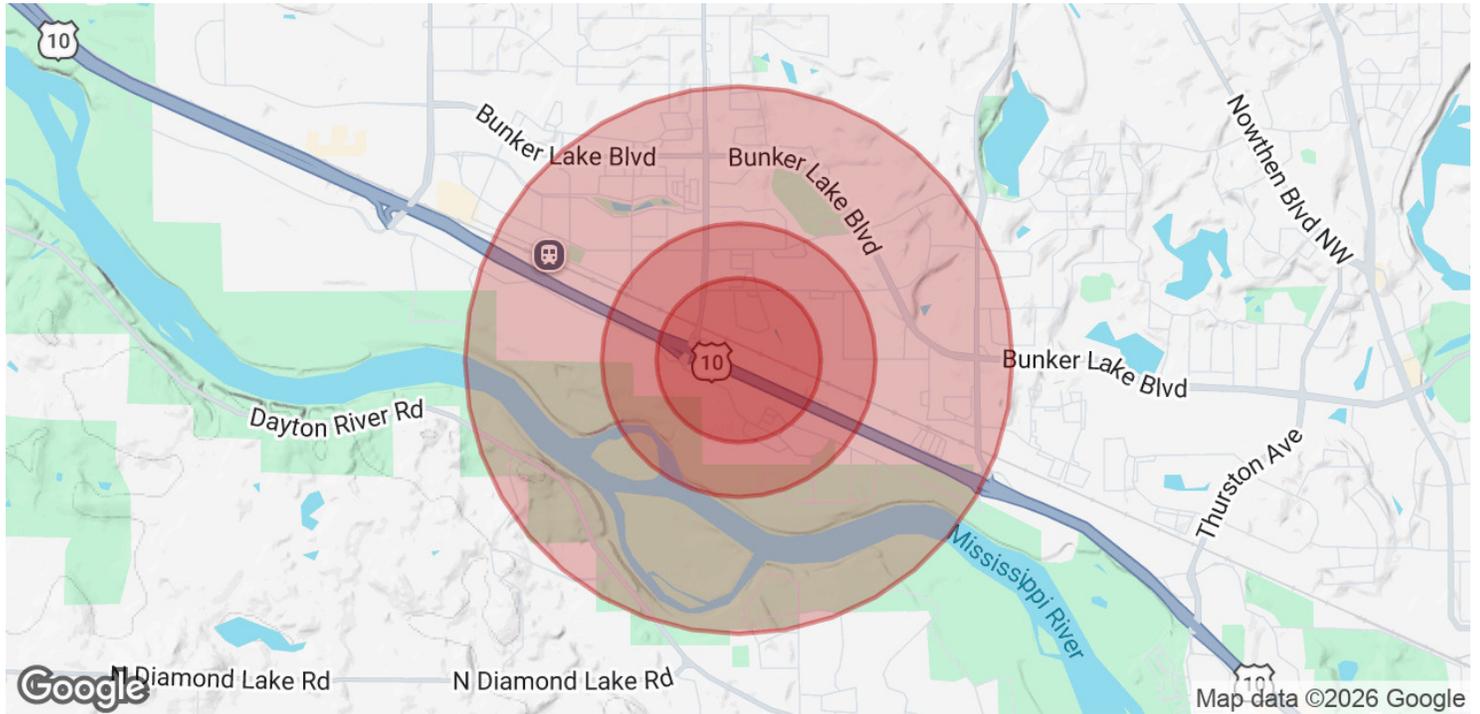
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	343	744	4,549
Average Age	38	38	36
Average Age (Male)	38	37	35
Average Age (Female)	39	38	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	133	288	1,713
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$116,008	\$113,447	\$101,858
Average House Value	\$417,978	\$404,693	\$346,903

Demographics data derived from AlphaMap

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