

1780

GATEWAY BLVD | ARDEN HILLS, MN

LAND FOR SALE

3.43 ACRES | DEVELOPMENT OPPORTUNITY



NEWMARK

PROPERTY HIGHLIGHTS

- Great Freeway Visibility
- Easy Access to I-35W
- Central Arden Hills Location
- One of the Last Developable Lots in the Gateway Business District
- Gateway Business District Permits a Variety of Uses:
 - o Office
 - o Manufacturing and Processing
 - o Business Service
 - o Clinic, Medical Office
 - o Club, Sports and Fitness
 - o Daycare Facility
 - o Financial Institution and Service
 - o Personal Services
 - o Research and Development Facility
 - o Restaurant and Restaurant Fast-Food
 - o Utility Distribution Line
 - o Warehousing is Permitted with a Conditional Use Permit



SALE PRICE
Negotiable



EST. TAX 2024
\$17,486



SITE
3.43 Acres
Ramsey County PID#
21302334-0010



ZONING
Gateway Business
District



ZONING MAP

- ★ Site
- TRC C - Civic
- TRC CC - Campus Commercial
- TRC FO - Flex Office
- TRC RMU - Retail Mixed Use
- TRC NR-1 - Residential
- TRC NR-2 - Residential
- TRC NR-3 - Residential
- TRC NR-4 - Residential
- TRC OMU - Office Mixed Use
- TRC OS - Open Space
- TRC TC-1 - Town Center
- TRC TC-2 - Town Center
- TRC TC-3 - Town Center
- TRC - Water Infrastructure
- R-1 - Single Family Residential District
- R-2 - Single & Two Family Residential District
- R-3 - Townhouse & Low Density Multiple Dwelling District
- R-4 - Multiple Dwelling District
- B-1 - Limited Business District
- B-2 - General Business District
- B-3 - Service Business District
- B-4 - Retail Business District
- NB - Neighborhood Business District
- CC - Civil Center District
- GB - Gateway Business
- INST - Institutional District
- I-1 - Limited Industrial District
- I-2 - General Industrial District
- I-FLEX District
- POS - Parks and Open Space District
- CD - Conservation District
- Railroad
- Water

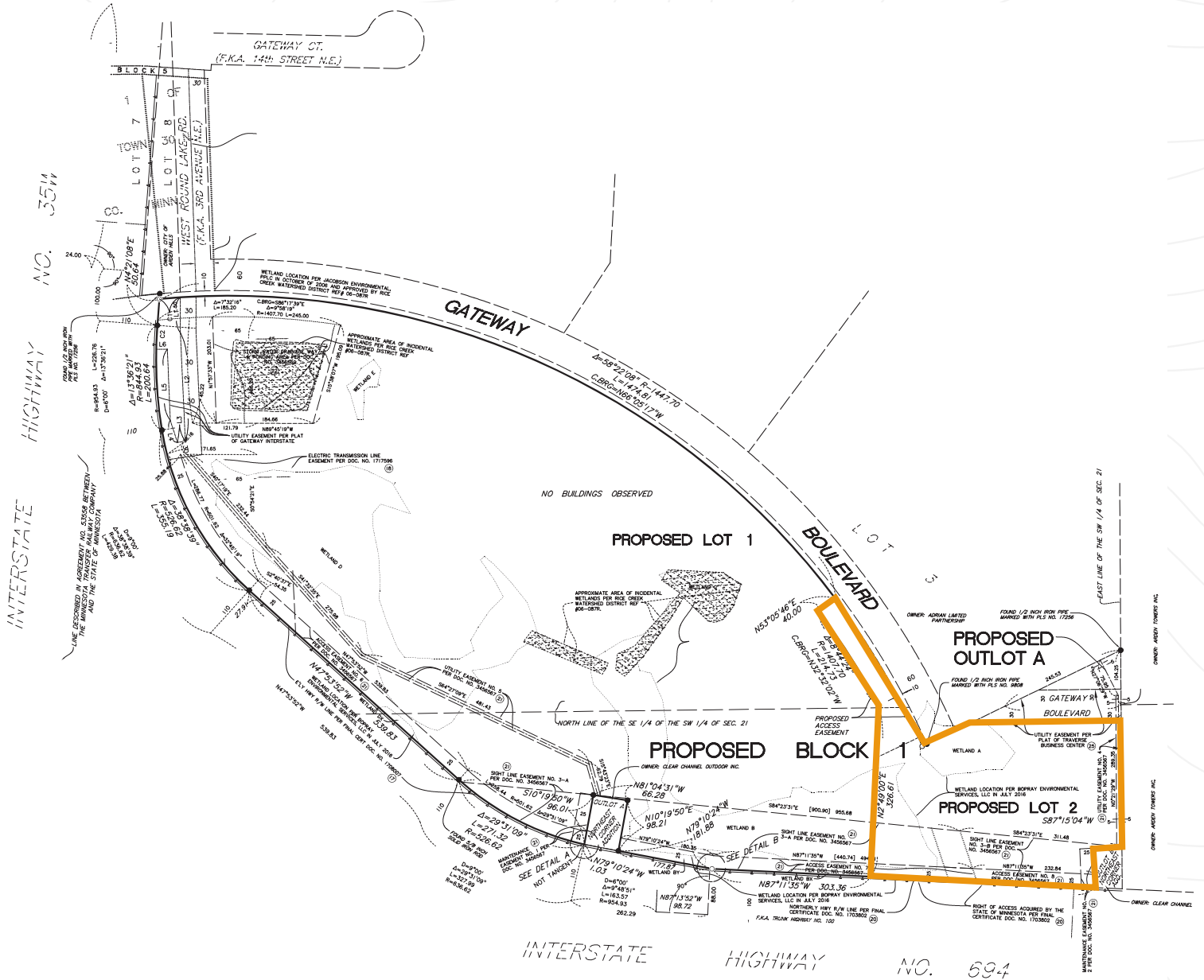
The zoning district designations represented on this map correspond to the City of Arden Hills official Zoning Map. Questions concerning the Zoning Map should be directed to City Hall. Zoning designations are subject to change. Please refer to the Zoning Code for complete information.

Adopted: April 12, 1993
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0 0.5 1 Miles

SURVEY



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