

INDUSTRIAL LAND FOR SALE HAM LAKE, MN

Corner of Andover Boulevard & Pierce St NE



PROPERTY FEATURES

- Two lots for sale
- Flexible zoning but guided for Industrial use
- Easy access to Hwy 65 (Central Ave N)
- Well and septic

Lot 1, Block 1 Magers Meadows 2.83 acres useable

Lot 1, Block 2 Magers Meadows 1.83 acres useable

Sale Price \$2.00/sf on useable (high ground) acreage

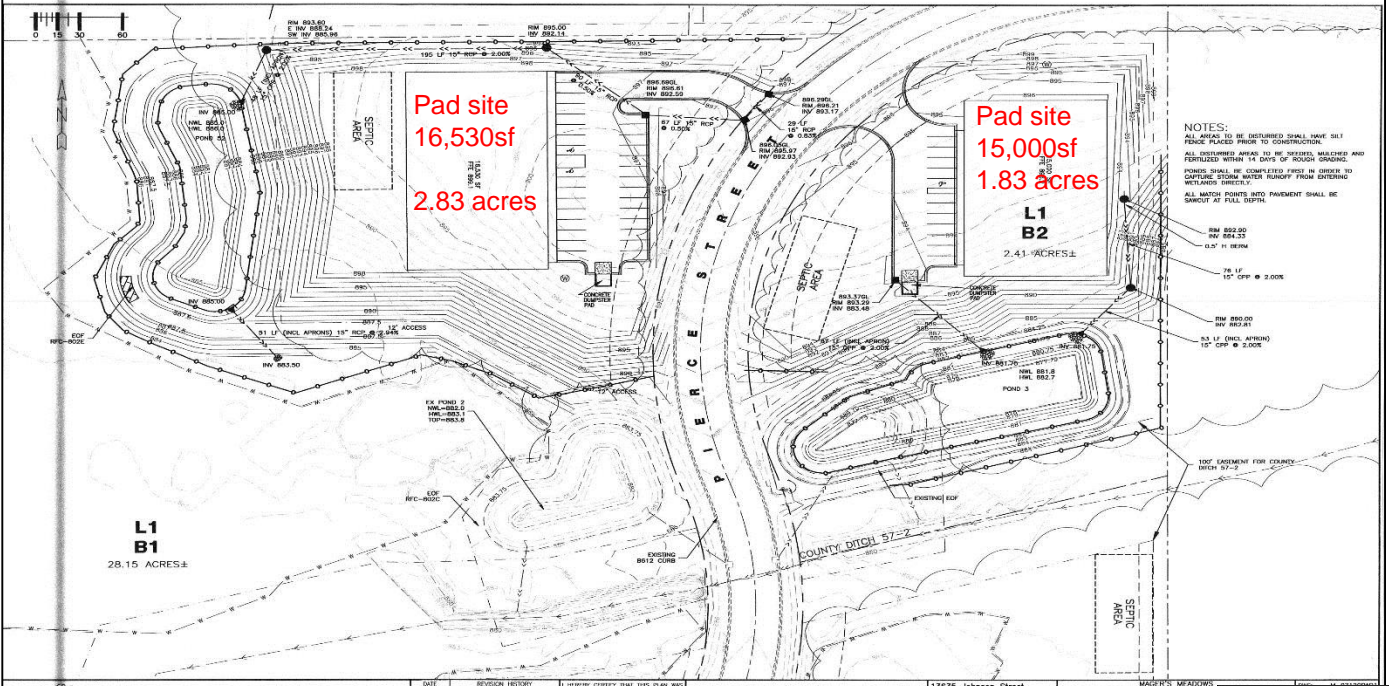
For More Information Contact: MARTY FISHER
PREMIER COMMERCIAL PROPERTIES, LLC
6897 139th Lane NW Ramsey, MN 55303
763.862.2005

www.premiercommercialproperties.com



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NOTES:
 ALL AREAS TO BE DISTURBED SHALL HAVE Silt FENCE PLACED PRIOR TO CONSTRUCTION.
 ALL DEVELOPER AREAS FOR THE PERMIT, MAINTENANCE AND FERTILIZED WITHIN 14 DAYS OF FILLING IN.
 PONDING SHALL BE COMPLETED FIRST IN ORDER TO PREVENT STORM WATER RUNOFF FROM ENTERING WETLANDS DIRECTLY.
 ALL MATCH POINTS INTO PAVEMENT SHALL BE SMOOTH AT FULL DEPTH.
 RIM 892.00 BY RECAST
 0.5" IN DEPTH
 18" 15" OFF @ 2.00%
 RIM 892.00 BY RECAST
 0.5" IN DEPTH
 17" OFF @ 2.00%
 100' EXEMPT FOR COUNTY DITCH 57-7

GEORGE W. FISHER
 SUC. CIVIL ENGINEER
 888-252-1166

DATE	REVISION HISTORY	BY
7/14/08	OWNER COMMENTS	
10/09/09	OWNER COMMENTS	
11/17/09	OWNER COMMENTS	

RFC ENGINEERING, INC.
 Consulting Engineers

13626 Johnson Street
 Ham Lake, MN 55304
 Telephone 763-862-8000
 Fax 763-862-8042

MAKER'S MARKING
 PRELIMINARY GRADING, DRAINAGE
 EROSION CONTROL PLAN
 NORTH PLAN
 SHEET 01

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Lot details

Lot 1, Block 1

- 28.15 gross acres
 - Approximate 2.83 useable acres
 - Building pad site – approximately 16,530sf
 - Accommodates city parking requirement for Industrial use
 - Accommodates city sized septic requirement
- Sale price - \$246,550

Lot 1, Block 2

- 2.41 gross acres
 - Approximate 1.83 useable acres
 - Building pad site – approximately 15,000sf
 - Accommodates city parking requirement for Industrial use
 - Accommodates city sized septic requirement
- Sale price - \$159,430

★ Engineering & wetland studies have been conducted to size the pad sites, however, these may need to be updated.

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