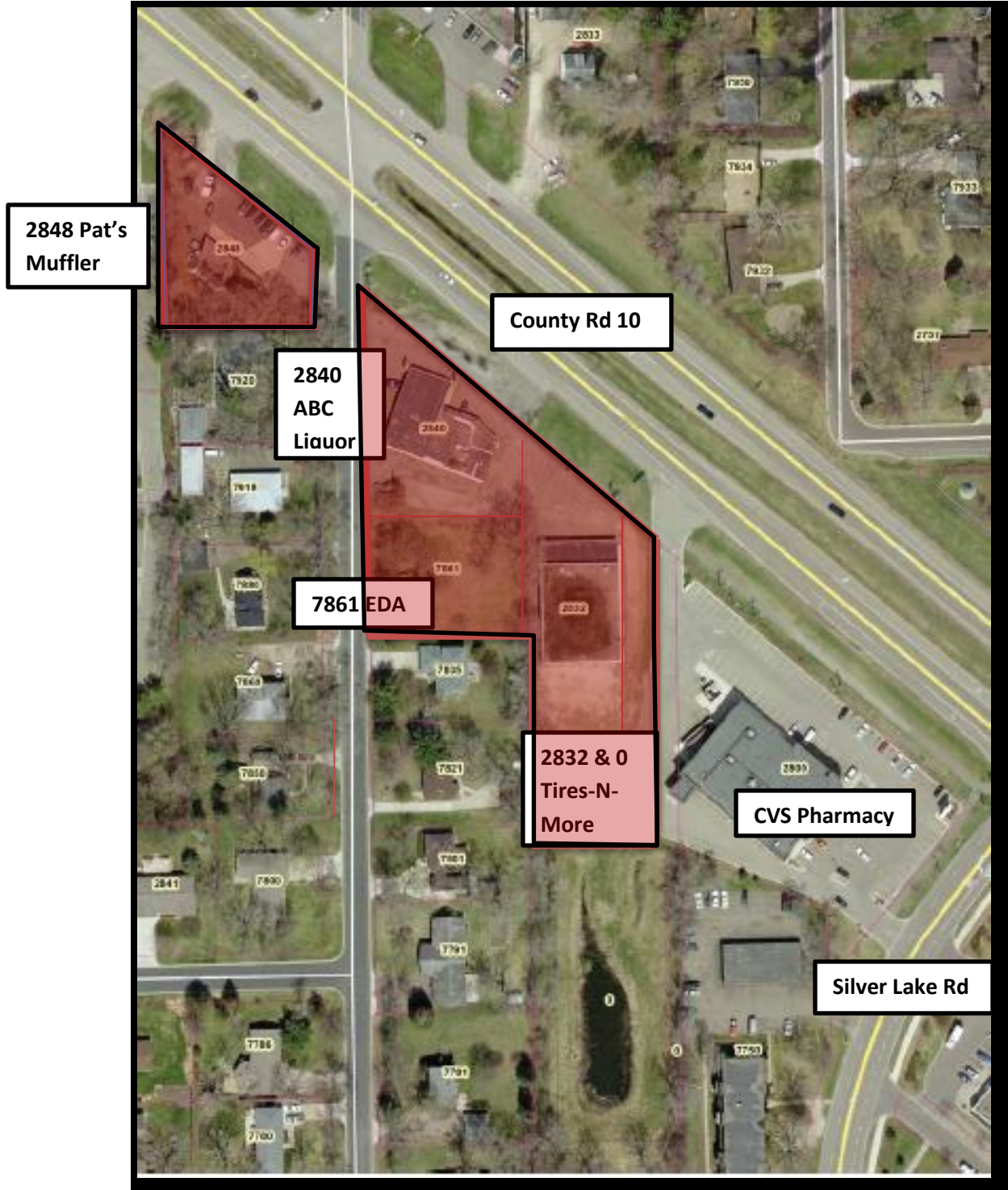


2.54 Acres Redevelopment Opportunity

Redevelopment Site: Pat's Muffler, Sports Shop, ABC Liquor, Tire's N More, City-Owned Lot





Description:

This prime mixed-use development opportunity is located on the south side of Mounds View Boulevard between Groveland Rd and Silver Lake Rd. approximately nine miles northeast of Downtown Minneapolis and 11 miles northwest of Downtown St. Paul. The site is situated in close proximity to transportation networks, major employment centers, colleges, and universities, regional shopping centers and numerous recreational spots.

Property Addresses:

- 2848 Mounds View Boulevard (0.50 acres)
- 2840 Mounds View Boulevard (0.59 acres)
- 2832 & 0 Mounds View Boulevard (1.04 acres)
- 7861 Groveland Rd (0.41 acres)

Lot Size:

- 2.54 acres includes all five parcels (Flat, some trees, Mounds View Boulevard & Groveland Road access)
- 2.04 acres includes the Simon's building, Tires N More, & EDA lot.

Price:

\$997,200 includes all five parcels both building and land as per 2014 Ramsey County Estimated Market Values Payable 2015 (Asking Prices may be higher than the County's Estimated Values)

Status:

Mostly buildings with lots, one vacant building with lot, two occupied buildings with lot, one warehouse use with lot and adjacent vacant lot, one vacant EDA owned lot

Zoning:

All five parcels either B-2 (Limited Business District) or B-3 (Highway Business District)
2848 = B-3, 2840 = B-2, 2832 & 0 = B-3, 7861 = B-2 (City may consider a PUD if needed)

Possible Uses B-2: Low intensity retail or service outlets, Service Oriented Businesses which serve the Mounds View community, Bank, savings & loan, savings credit unions and other financial institutions, Commercial (leased and professional offices), Copy service but not including printing press or newspaper, Dry cleaning pick-up and laundry pick-up stations, including repair and assembly but not including processing, Educational or instructional facilities, Employment agencies, Finance companies, Health and beauty services, Insurance sales, claims and branch offices, Locksmith, Medical and dental offices and clinics, Real estate sales, Shoe repair, Therapeutic massage, Travel bureaus, transportation ticket office, Limited use retail such as: All permitted B-1 uses, Antique shop, Auto accessory or motor vehicle parts store with no repairs, installations or service work done on any motor vehicles on site, and with no outside sales or storage, Bakery goods and baking of goods for retail on the premises, Bicycle

sales and repair, Books or stationary stores, Camera and photographic supplies, Candy, ice cream, popcorn, nuts, frozen desserts and soft drinks, Coin and philatelic stores, Costume, clothes rental, Delicatessen, Drugstore, Fabric store, Florist shop, Frozen food store but not including a locker plant, Furniture showroom without warehousing, Furriers when conducted only for retail trade on premises, Gift or novelty store, Hardware store, Hobby store, including handicraft classes but no to exceed (15) students, Ice sales with storage not to exceed five (5) tons, Jewelry stores and watch repair, Leather goods and luggage stores, Liquor, off-sale, Meat market but not including processing for a locker plant, Office supplies and equipment, Plumbing, television, radio, electrical sales and such repair as are accessory use to the retail establishments permitted within this District, Record/music shops, Restaurant, café, and tea room with a maximum of twenty four (24) seats and two thousand (2,000) square feet in floor area. The restaurant shall not include drive-thru and/or window pick-up services or the serving of food to patrons in their vehicles, Rugs, carpet, tile, paint ad wallpaper sales, Shoe stores, Small appliance sales and service, Sporting goods store, Tailor shops, Toy stores, Video rental, sales and service, Wearing apparel, Tattoo, Body Piercing, Body Branding under certain conditions.

Possible Uses B-3: All permitted used as allowed in a B-2 Limited Business District, Amusement centers, Auto accessory stores, Bowling alleys, Commercial recreational uses, Grocery stores, supermarkets, Motels & hotels, private clubs or lodges serving food and beverages, Public or semi-public recreational buildings and neighborhood or community centers, public and private educational institutions limited to elementary, junior high and senior high schools and religious institutions, such as churches, chapels, temples, and synagogues, Rental stores, Restaurants, cafes, tea rooms, taverns, on- and off-sale liquor, Taxi terminals, stands and offices.

Demographics:

1 mile radius population (2012): 9,384
3 mile radius population (2012): 60,119
5 mile radius population (2012): 176,470
1 mile Growth 2012 – 2017: 1.6%

Income:

5 mile radius avg. HH income (2012): \$77,211

Traffic Counts:

County Road 10 (2012): 21,910

Property Information:

2848 Mounds View Boulevard, **Owner(s):** Rick S. Austin, Pats Muffler and Welding, **Property ID#:** 063023310043, **2014 Ramsey County Estimated Market Values Payable 2015:** Land: 152,500, Building: 95000, Total = \$247,500, **Last Sale Date:** 6/2/1998 @ \$210,000, **Asking Price:** \$350,000 listed by Colliers, Agent: Andrew Odney, Andrew.Odney@colliers.com, 952.897.7709, **Land Area:** 0.5 acres, **Current Use:** Automotive Service Station (Vacant, formerly *Pat's Muffler and Welding*)

2840 Mounds View Boulevard, **Owner(s):** Deloris M Simon Trustee, Lawrence A. Simon Trustee, **Property ID#:** 063023340062, **2014 Ramsey County Estimated Market Values Payable 2015:** Land: \$179,000, Building: \$196,200, Total = \$375,200, Last Sale Date: N/A, Asking Price: N/A (Not currently listed for sale) Zillow: 5/22/2012 for \$79,000 Coldwell Banker, estimated market rate = \$601,563, **Land Area:** 0.59, **Current Use:** Small (under 10,000 sq. ft.) Detach Retail (*Simon's Sport Shop & ABC Liquor*) Larry Simon's mother is Deloris. Larry is the executor of the trust. All inquiries should contact Larry Simon, 952.994.9767, Larrysimon4@gmail.com

2832 & 0 Mounds View Boulevard, **Owners(s):** C & N Group LLC, **Property ID#:** 063023340089 & 063023340086, **2014 Ramsey County Estimated Market Values Payable 2015:** Land: \$213,400 & \$44,400, Building: \$80,500 & \$0, Total = \$337,900, **Last Sale Date:** 4/13/2012 @ \$250,000, **Asking Price:** (Sale of 2832 and 0 are tied together \$550,000 for all 1.04 acres) listed by Colliers, Agent: Dan Friedner, Dan.Friedner@colliers.com, 952.897.7863, & Jay Chmieleski, Jay.Chmieleski@colliers.com, 952.897.7801, **Land Area:** 0.7 acres & 0.34 = 1.04, (Building 10,560 sq. ft., Office, 1,920 sq. ft., Warehouse, 8,640, two drive-in doors, 16' clear height) **Current Use:** Commercial Warehouse (*Tires-N-More*)

7861 Groveland Rd, **Owners(s):** Mounds View Economic Development Authority, **Property ID:** 063023340061, **2014 Ramsey County Estimated Market Values Payable 2015:** Land: \$36,200, Building: N/A (demoed) Total = \$36,200, **Last Sale Date:** 10/16/2000 @ \$125,000 for both building & land, **Asking Price:** N/A (see Mounds View EDA), **Land Area:** 0.41, **Current Use:** Residential/exempt Vacant Lot

Current Owner/Contact:

City of Mounds View

Brian Beeman

Assist City Administrator

763.717.4029

Brian.Beeman@MoundsViewMN.org

