

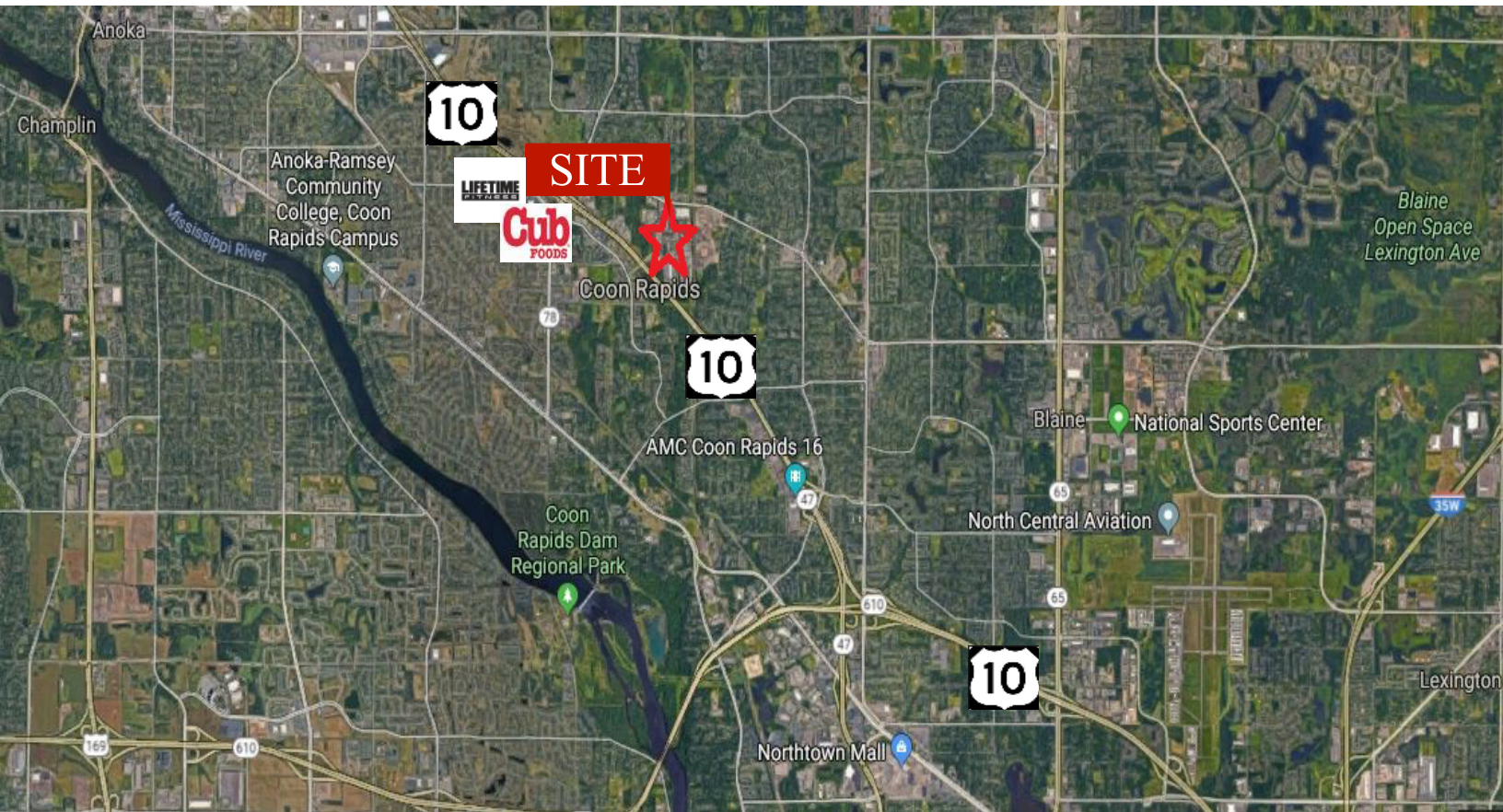


## PROPERTY INFORMATION

- \* Sales Price ~~\$850,000.00~~  
Reduced to **\$795,000.00**
- \* Building Size: 11,000/SF
- \* Year Built: 1987
- \* Anoka County PID 14-31-24-24-0023
- \* 2019 Taxes: \$8,949.00
- \* Zoned: Industrial
- \* Businesses in the area include:  
Shortstop Bar and Grill, Lifetime Fitness,  
Northtown Shopping Center, Cub Foods,  
Camelot Foods, Medtronic, LeRoy's Customs,  
Modern Tool, Graphic Finishing Services and more...



**Contact:**  
**JOSEPH ELAM**  
**(320) 282-8410**  
**JElam@commrealtysolutions.com**



## **PROPERTY INFORMATION**

- \* Great Location on Busy Intersection
- \* Easy access to Highway 10
- \* Northwest Corner of 114th Ave NW & Xeon St NW
- \* Near many retailers and services
- \* Minutes from Anoka and Blaine

## **TRAFFIC COUNTS - 2018**

- \* Xeon St NW - 6,400 VPD
- \* 114th Ave NW - 2,900 VPD

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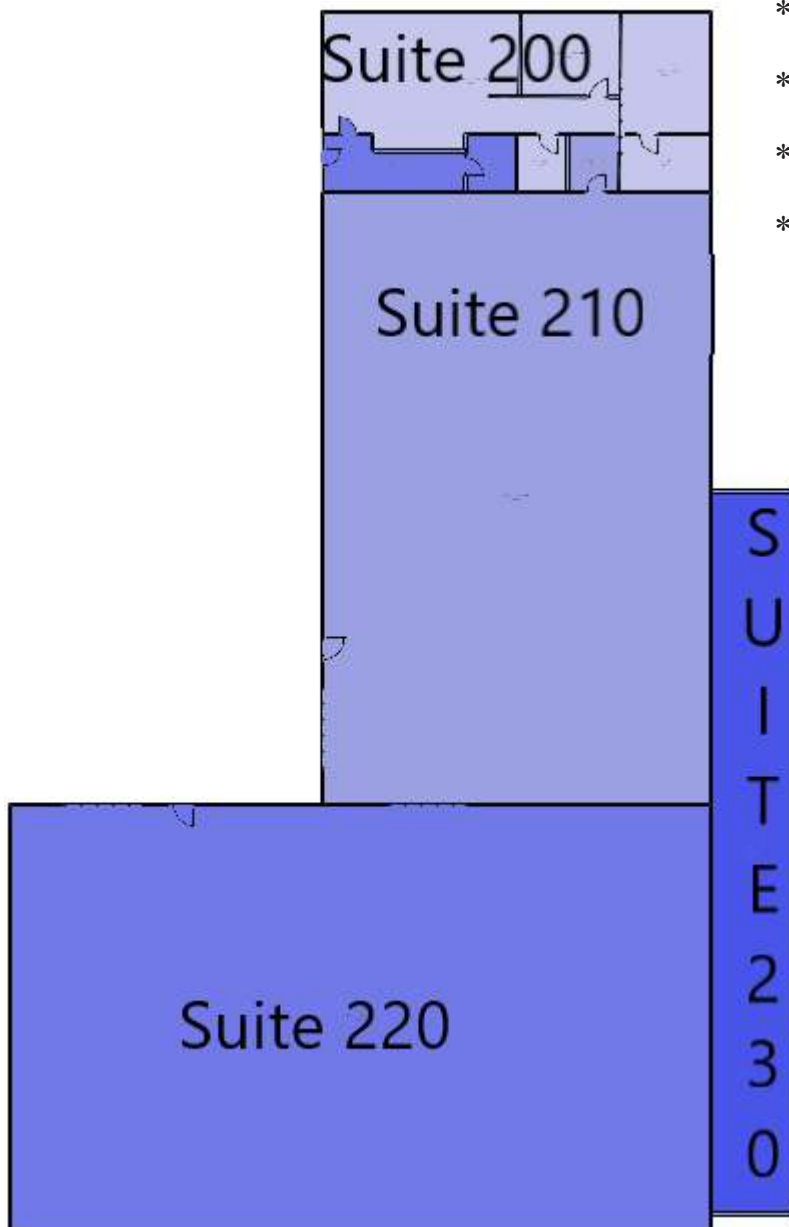
- \* Parking: 15 +
- \* Two (2) 10' x 10' Overhead Doors
- \* 12 1/2' Clear Height

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# For Sale Industrial Property 1281 114th Ave NW Coon Rapids 55448

## PROPERTY INFORMATION

- \* Currently divided into 4 units for multiple tenants
- \* Suite 200: 900/sf Office
- \* Suite 210: 4,000/sf Warehouse
- \* Suite 220: 5,100/sf
- \* Suite 230: 1,000/sf
- \* Electrical: 120/240/480V, 3 phase power
- \* New Heat & Air to Offices
- \* New Roof in 2003
- \* Steel pipe throughout for compressed air



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