

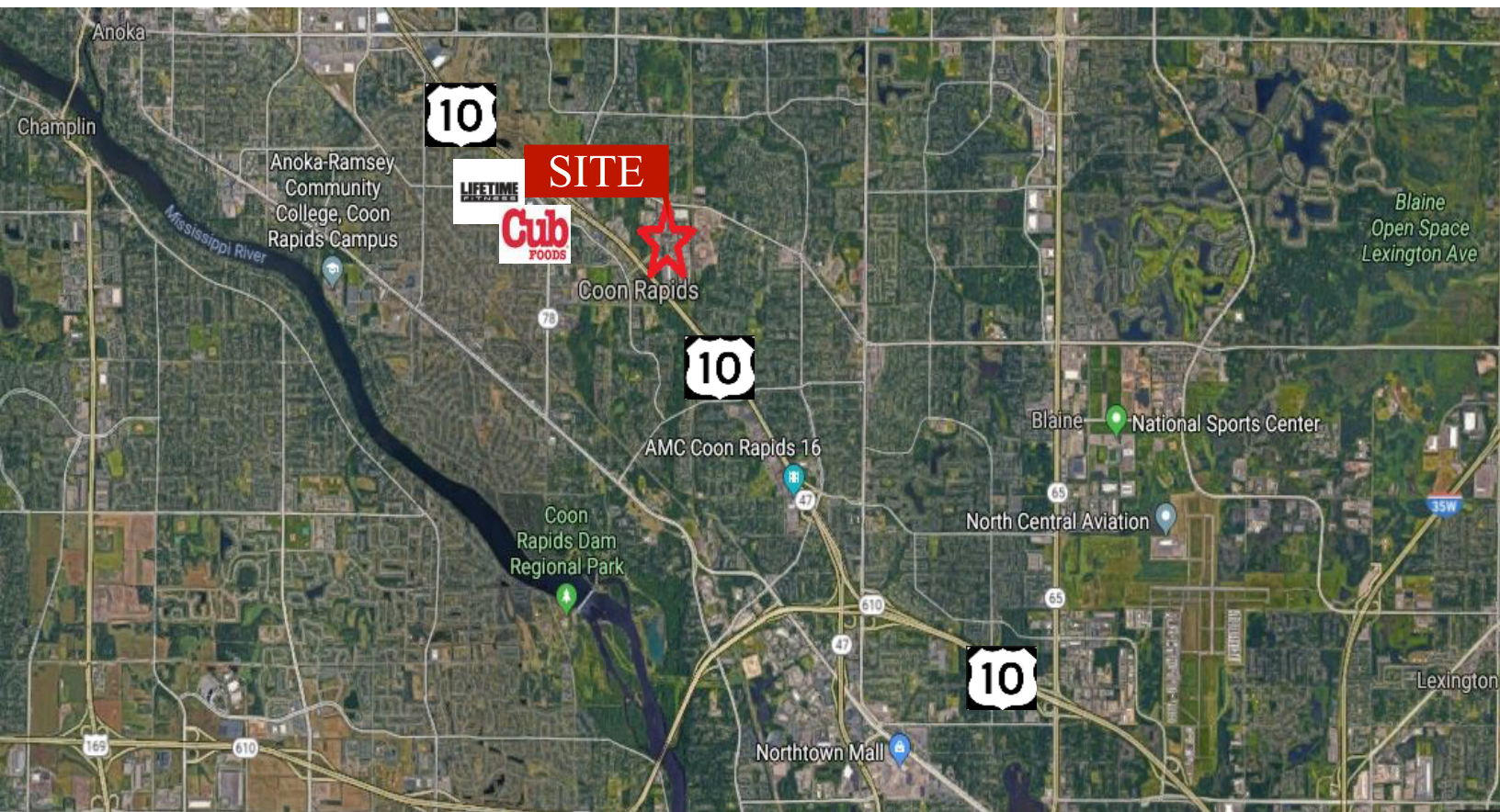


PROPERTY INFORMATION

- * Sales Price **\$850,000.00**
- * 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:
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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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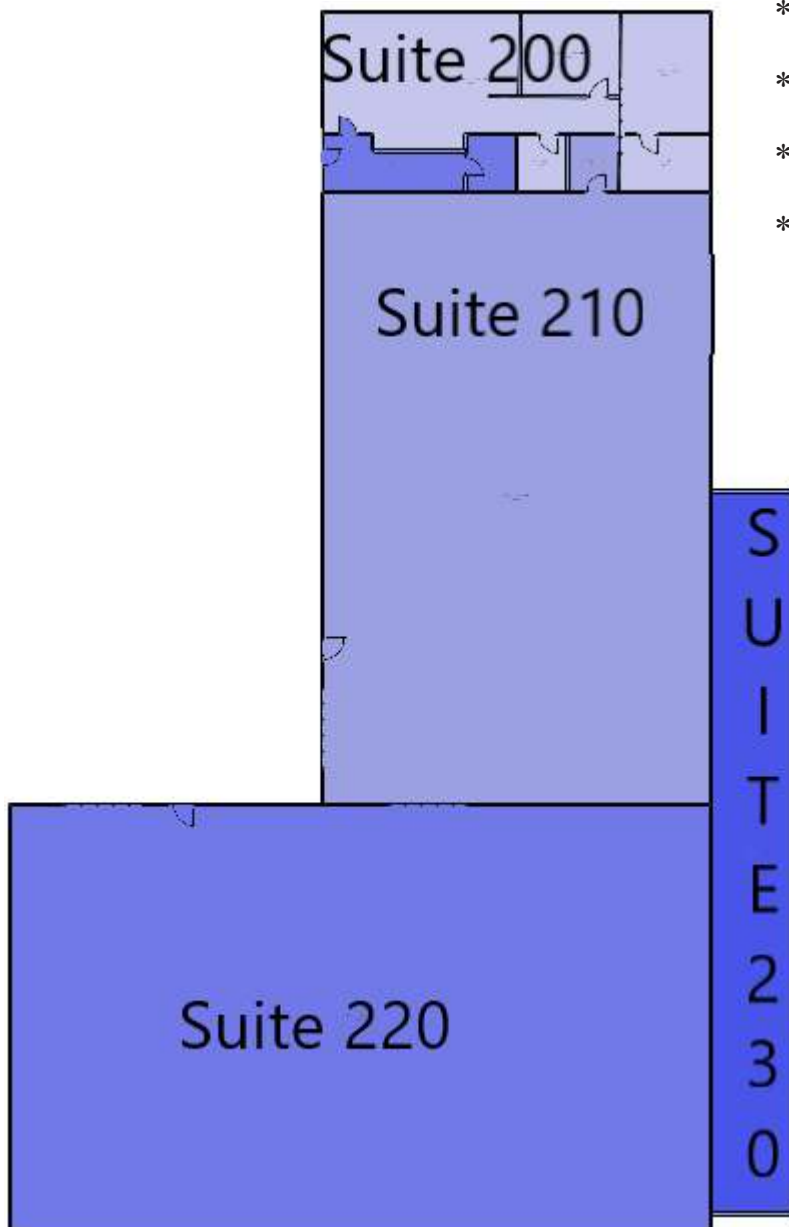
- * Parking: 15 +
- * Two (2) 10' x 10' Overhead Doors
- * 12 1/2' Clear Height

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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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