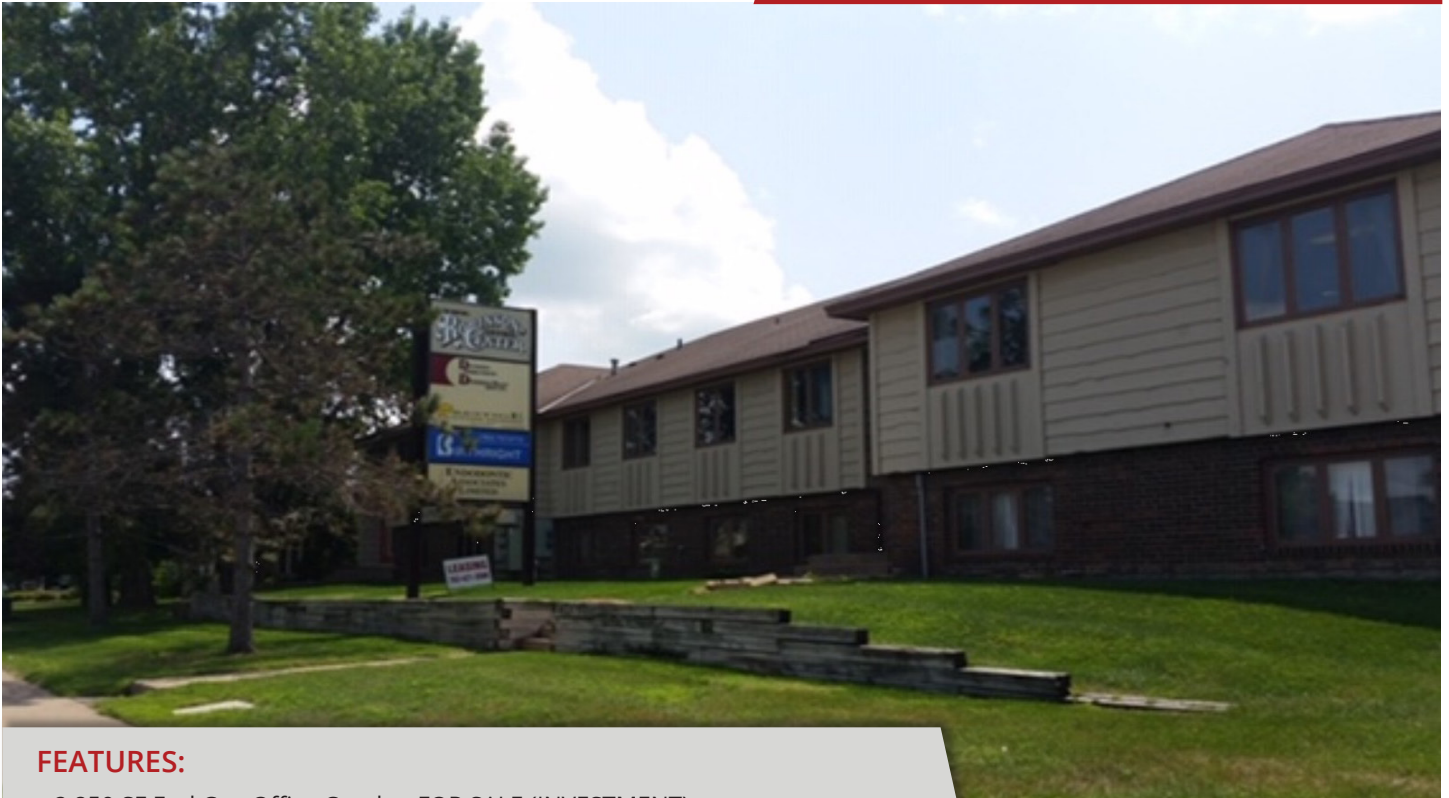




Robinson Office Center Condo
11464 Robinson Drive
Coon Rapids , MN 55433

FOR SALE (Investment)
2,850 SF OFFICE CONDO



FEATURES:

- 2,850 SF End Cap Office Condo - FOR SALE (INVESTMENT).
- 1 Level Unit with Lower Level Look out (END CAP).
- Fully Leased - Rent Roll Available upon request.
- Great location near Highway 10 with quick access to major highways.

SALE PRICE:
\$249,900

Taxes - \$2,873.70 (2019)
Assoc. Dues - \$1,120 / qtr



Main Level

Tenant - Endodontic Associates

Lower Level:

Tenant - Birthright of Coon Rapids

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Arrow Companies
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Maple Grove, MN 55369

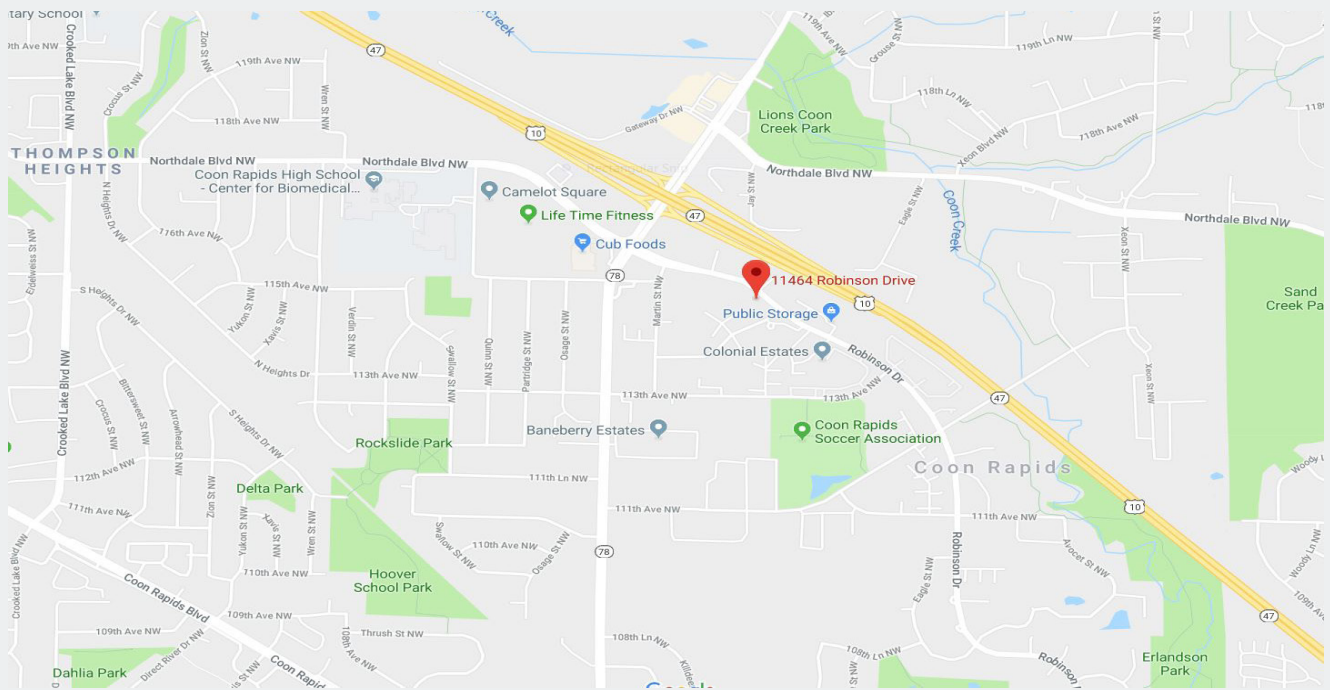
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Robinson Office Center Condo 11464 Robinson Drive Coon Rapids , MN 55433

AERIAL & MAP

FOR SALE (Investment)
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PROPERTY FACTS

FOR SALE (Investment)
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BUILDING SIZE	1,400 SF - Main Level <u>1,400 SF - Lower Level</u> 2,800 Total SF
YEAR BUILT	1985
ASSOCIATION	Northdale Commons Town Office Park
PID #	153124140021 (Anoka County)
ZONING	Commercial Preferred
CONSTRUCTION	Wood Framed
HEATING & COOLING	Multiple zones for heating & cooling
ASSOCIATION DUES	\$1,120 per quarter
2019 REAL ESTATE TAXES	\$2,873.70
RENT ROLL	Available upon request

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SITE PLAN

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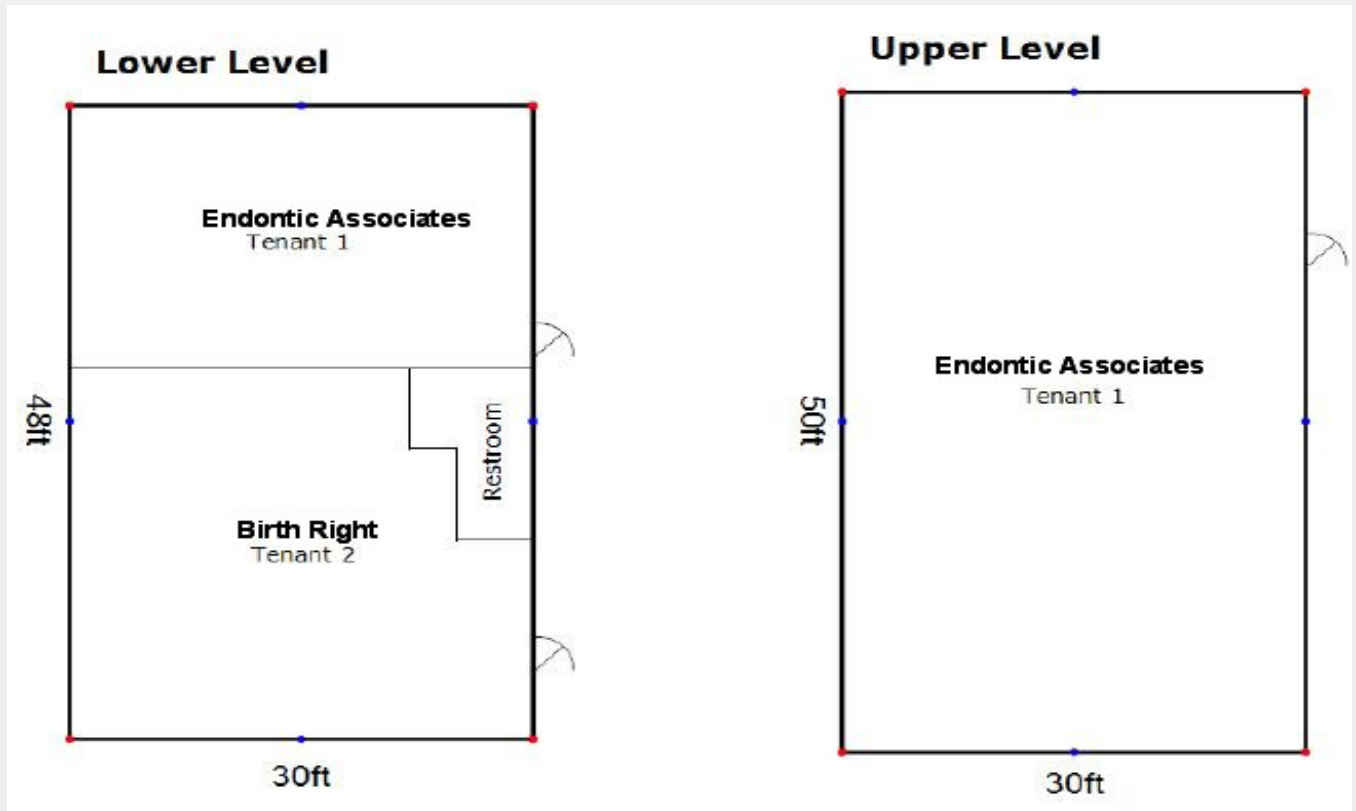
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FLOOR PLAN

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CITY INFORMATION

FOR SALE (Investment)
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POPULATION (5 MILE RADIUS)	2010 Census - 184,120 2018 (Estimate) - 191,813 2023 (Projection) - 197,614
AVERAGE HOUSEHOLD INCOME	2018 (Estimate) - \$91,824
TRAFFIC	Robinson Dr. - 25,900 vehicles per day Hwy. 10 - 79,313 vehicles per day
CITY OF COON RAPIDS	Coon Rapids is proud of its diverse business community, which employs about 25,000 people and provides goods and services to local, regional, national and international markets. The City is home to a diverse base of manufacturing and research and development businesses, including manufacturers of medical instruments, aircraft parts, and electrical equipment. The City also includes a large amount of office space and over 2 million square feet of retail space in the Riverdale business district near US Highway 10 and Main Street. The City of Coon Rapids is committed to maintaining a positive business climate and encouraging greater economic development and greater employment.

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