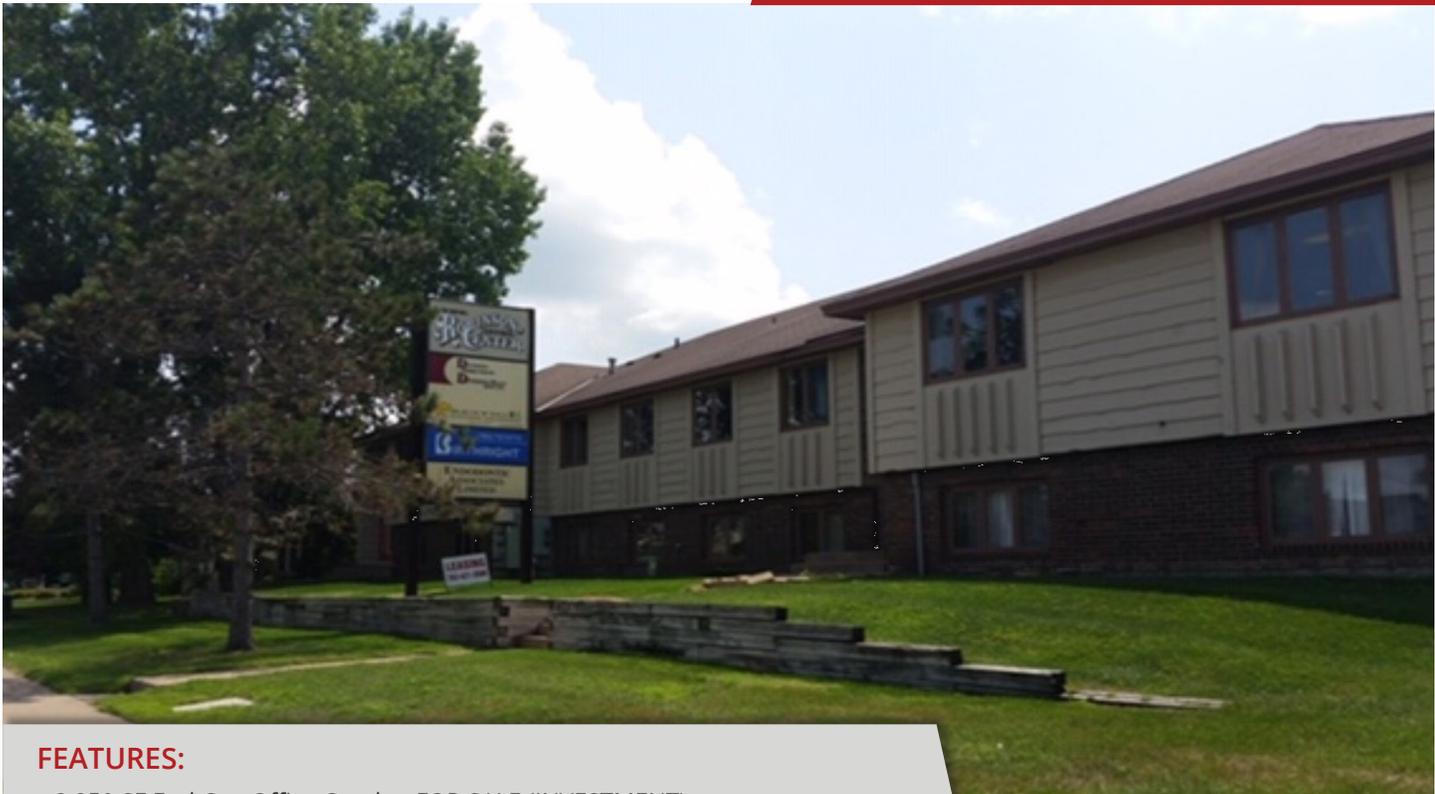




**Robinson Office Center Condo**  
11464 Robinson Drive  
Coon Rapids , MN 55433

**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**

- Overview . . . . . 1
- Aerial Maps . . . . . 2
- Property Facts . . . . . 3
- Site Plan . . . . . 4
- Floor Plans . . . . . 5
- Photo Gallery . . . . . 6
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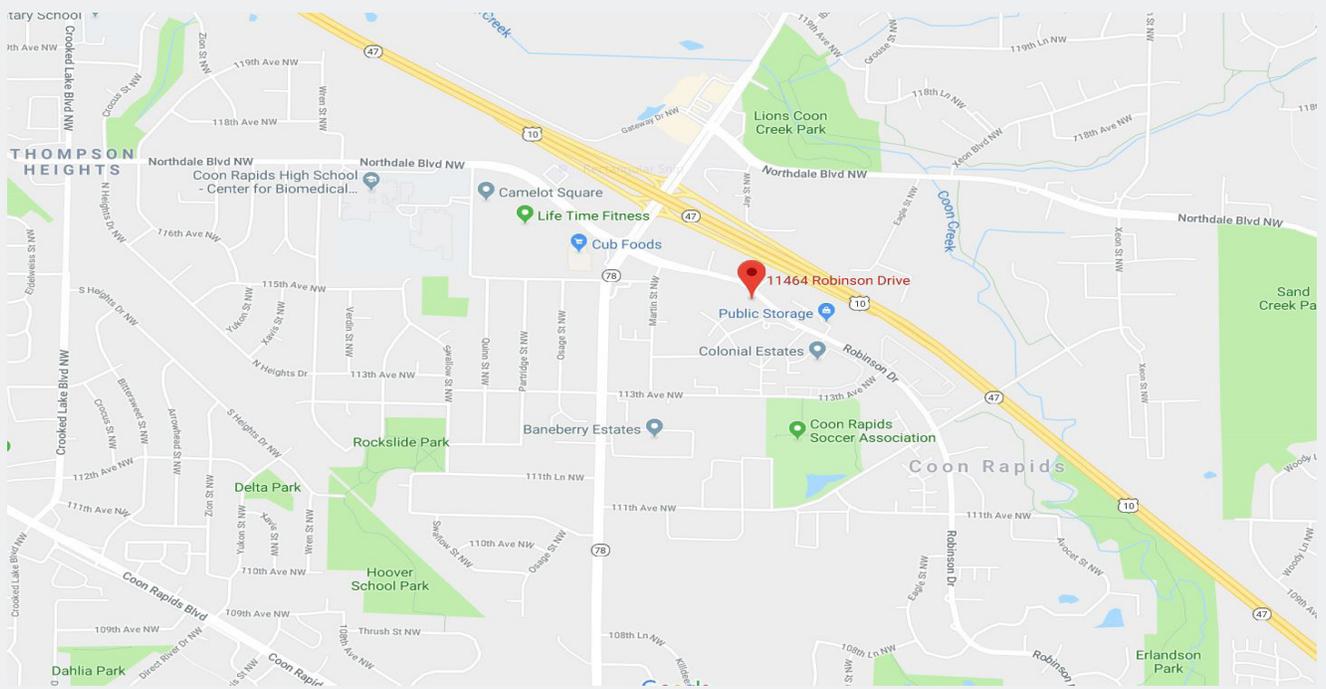
**Contact**  
Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**AERIAL & MAP**

**FOR SALE (Investment)**  
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**PROPERTY FACTS**

**FOR SALE (Investment)**  
**2,850 SF OFFICE CONDO**

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

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**SITE PLAN**

**FOR SALE (Investment)**  
**2,850 SF OFFICE CONDO**



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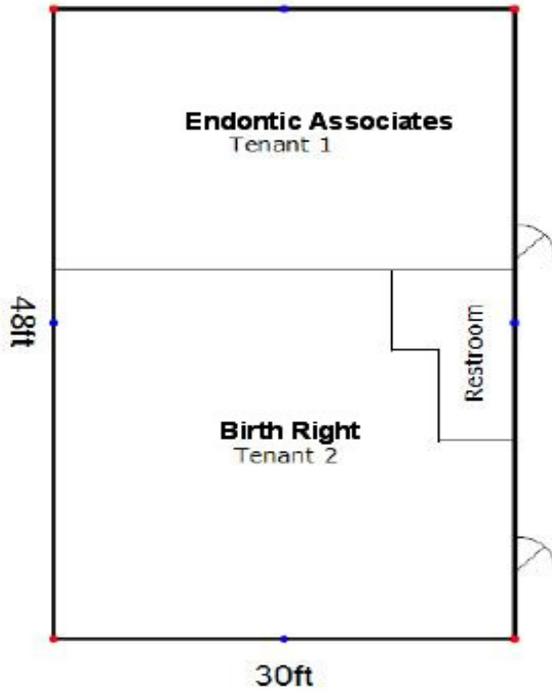
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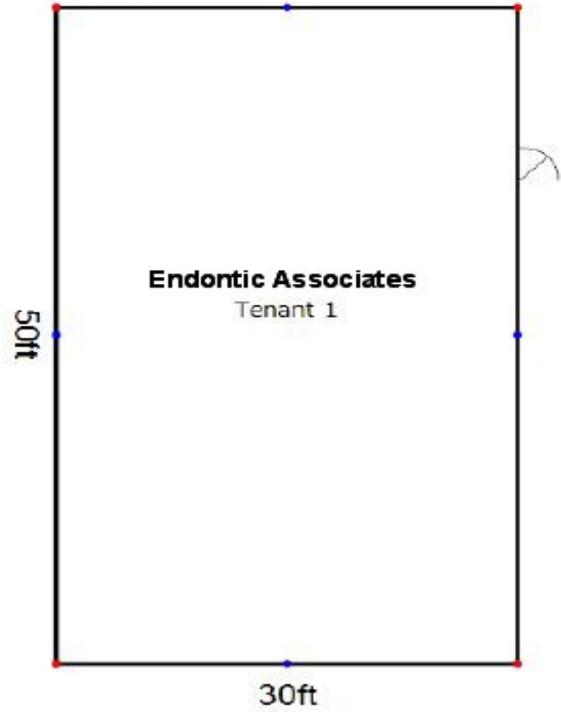
**FLOOR PLAN**

**FOR SALE (Investment)**  
**2,850 SF OFFICE CONDO**

**Lower Level**



**Upper Level**





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**CITY INFORMATION**

**FOR SALE (Investment)**  
**2,850 SF OFFICE CONDO**

<b>POPULATION (5 MILE RADIUS)</b>	2010 Census - 184,120 2018 (Estimate) - 191,813 2023 (Projection) - 197,614
<b>AVERAGE HOUSEHOLD INCOME</b>	2018 (Estimate) - \$91,824
<b>TRAFFIC</b>	Robinson Dr. - 25,900 vehicles per day Hwy. 10 - 79,313 vehicles per day
<b>CITY OF COON RAPIDS</b>	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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