

COMMERCIAL REALTY SOLUTIONS



**For Sale** 

Industrial Property 1285 114th Ave NW Coon Rapids 55448

## PROPERTY INFORMATION \* Sales Price <u>\$995,000.00</u>

- \* Building Size: 10,823/SF + 2,000/SF Second Building
- \* Year Built: 1993
- \* Anoka County PID 14-31-24-24-0022
- \* 2018 Taxes: \$17,136
- \* Zoned: Commercial/Industrial
- \* Businesses in the area include:
- Shortstop Bar and Grill, Lifetime Fitness,
- Northtown Shopping Center, Cub Foods,
- Camelot Foods and more . . .



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

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Northtown Mall

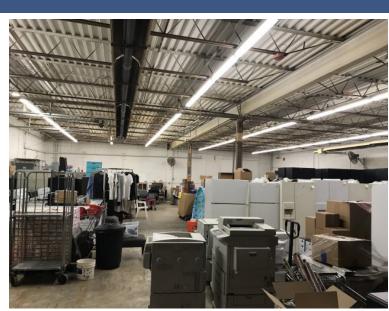
#### **PROPERTY INFORMATION**

- \* Corner Location. 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

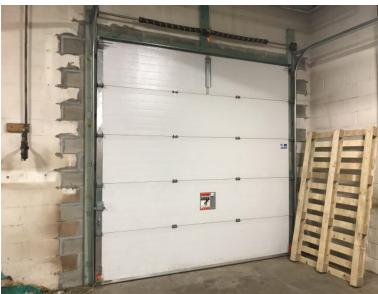
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## PROPERTY INFORMATION

- \* Parking: 25 +
- \* Main Building Fire Sprinkler w/monitoring service
- \* Main Building currently divided in 4 units
- \* Main Building: 10,823 SF w/12.5' clear height
- \* Second Building: 2,000 SF w/20' clear height
- \* Constructed of 12" concrete block
- \* Main Building: (3) 10'x10' Overhead Doors
- \* Second Building: (1) 18'x12' Overhead Door

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## **PROPERTY INFORMATION**

- \* Electrical: 120/240/480V, 3 phase
- \* Flat roof Durolast System (Installed in 2016)
- \* Comes w/15 yr transferable warranty
- \* New rooftop AprilAire (Installed in 2017)
- \* Warehouse Heat: Radiant Overhead Heaters
- \* Compressed Air System throughout

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