

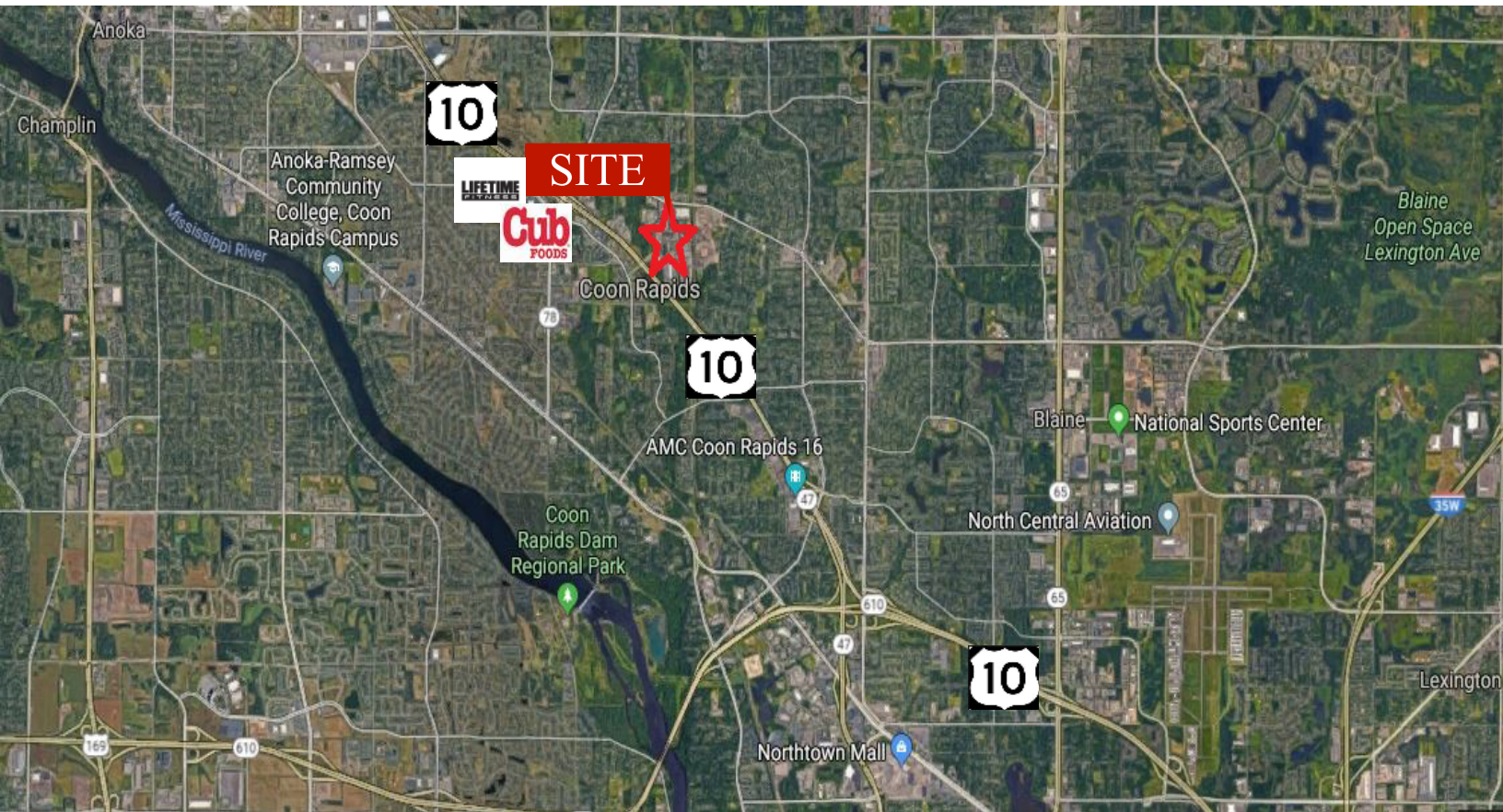


PROPERTY INFORMATION

- * Sales Price **\$995,000.00**
- * 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:
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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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