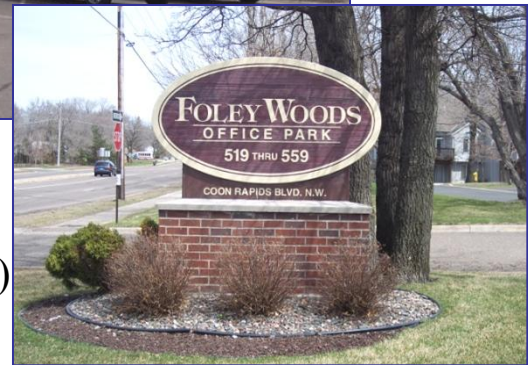


FOR SALE

535 Coon Rapids Blvd Coon Rapids, MN



PROPERTY FEATURES

- High image office condo
- 2,457 total square feet (58.5' wide × 42' deep)
 - Built in 1999
 - Owner/user building, or set up for multi-tenant use, or combination owner w/leased space.
- Located on corner of Foley Boulevard & Coon Rapids Boulevard
 - Excellent access to Highways 10 & 610
 - Short distance to Northtown Shopping Center
- Call for rent roll

LIST PRICE: \$219,000 (\$89.00/sq ft) Taxes: \$8,909.74 (2012)

Assn Dues: \$300/mo

For More Information Contact: MARTY FISHER
PREMIER COMMERCIAL PROPERTIES, INC.

6897 139th Lane NW Ramsey, MN 55303

763.862.2005

www.premiercommercialproperties.com



FOR SALE

535 Coon Rapids Blvd Coon Rapids, MN



Nicely finished interior with six panel oak doors, frames and baseboard. Oak cabinets



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FOR SALE

535 Coon Rapids Blvd Coon Rapids, MN

Amenities include:

- Zoned heating
- Fully insulated internal demising walls
- Patch panel telecom room
- All CAT 5 wiring through-out
- Kitchenette
- Front & rear access/exit
- Pylon signage visible to Coon Rapids & Foley Blvd's
 - 16,900 vehicles per day (MNDOT 2008)
- Close to Northtown Center shopping and restaurants



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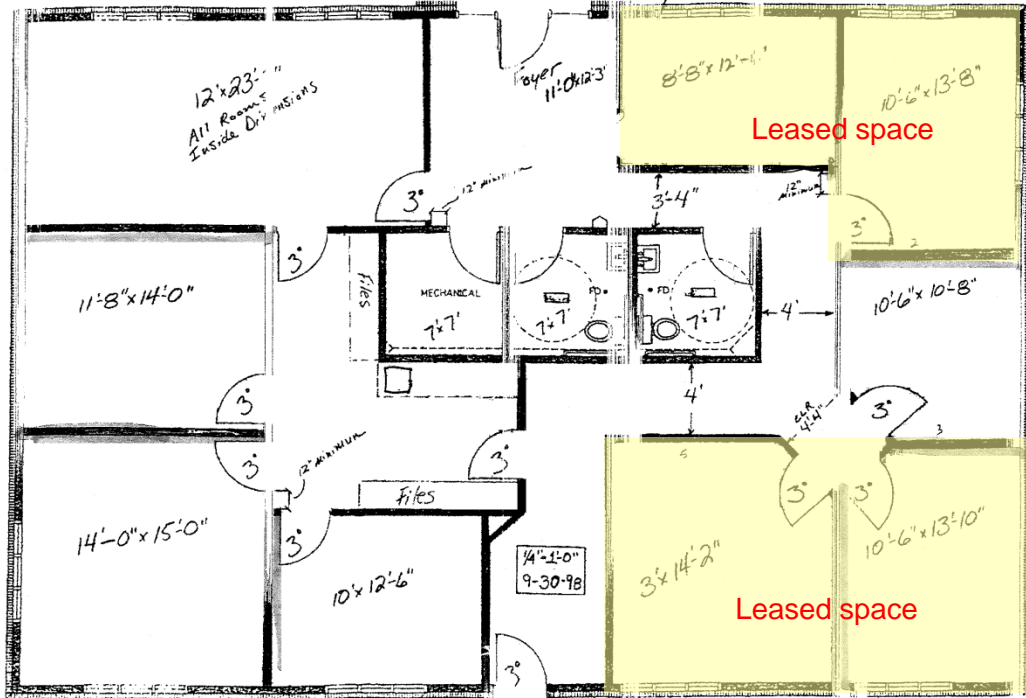


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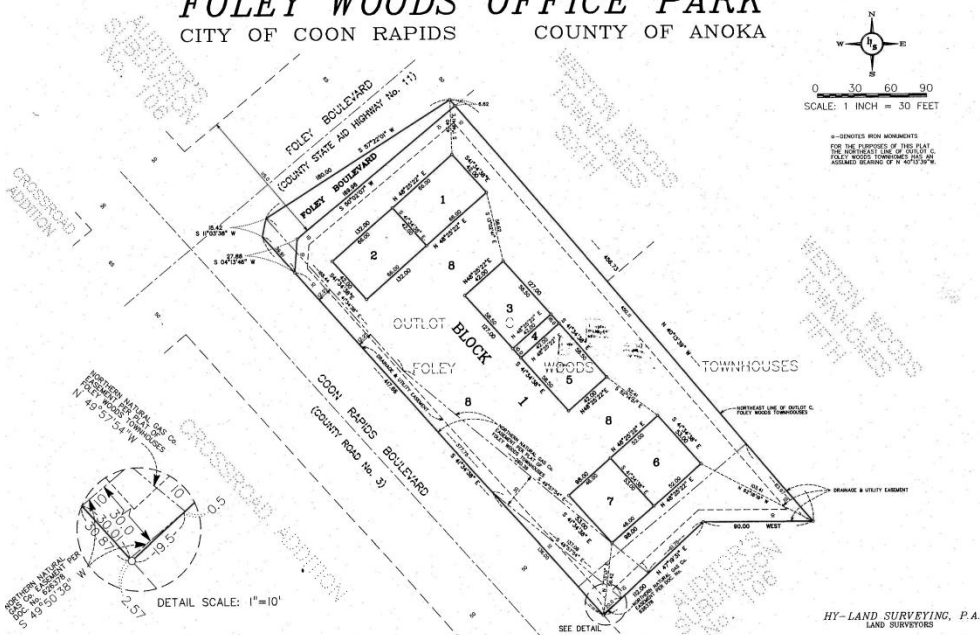
FOR SALE

535 Coon Rapids Blvd Coon Rapids, MN

Floor Plan



FOLEY WOODS OFFICE PARK CITY OF COON RAPIDS COUNTY OF ANOKA



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