



Northdale Commons Town Office Park
2191 Northdale Blvd. NW.
Coon Rapids, MN 55433

FOR SALE
2,800 SF OFFICE CONDO



FEATURES:

- 2,800 SF End Cap Office Condo - FOR SALE.
- High end upgrades throughout including wood floors, built in cabinets & shelves.
- Large offices with beautiful trim with many windows.
- Separate kitchen area along with one unisex bathroom per floor.
- Great location near Highway 10 & Hanson Blvd.

SALE PRICE:

\$289,900

Association Dues- \$373 / month
Taxes - \$5,552.42 (2018)



Main Level:

- ▲ 3 large offices with windows along with large conference room that includes built in cabinet & shelves & wood floors.
- ▲ Main filing area includes built in cabinets & storage.
- ▲ Reception desk and waiting area in front.

Lower Level:

- ▲ 4 private offices along with open office area in back.
- ▲ Open waiting area along with bathroom.
- ▲ Private door in back for walkout.
- ▲ Lower Level with rent roll potential.

Overview	1
Aerial Maps	2
Property Facts	3
Site Plan	4
Floor Plans	5-6
Photo Gallery	7-8
City Information	9



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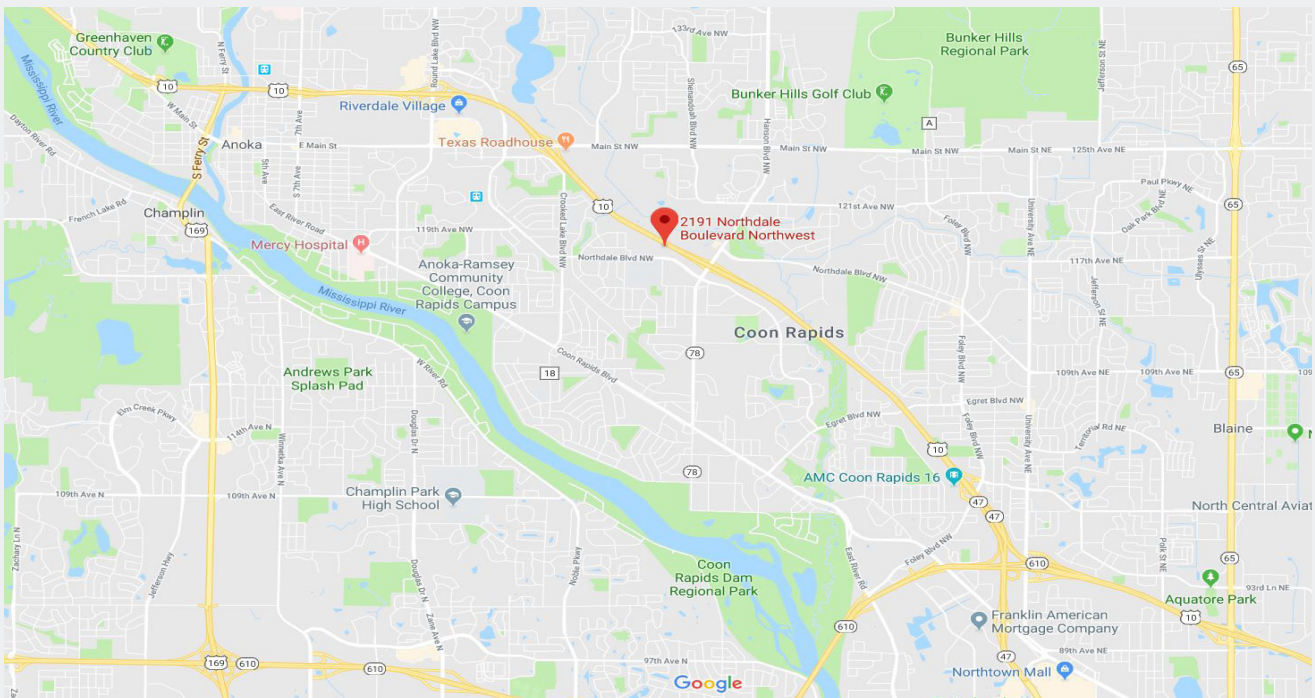
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Arrow Companies
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Maple Grove, MN 55369

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AERIAL & MAP

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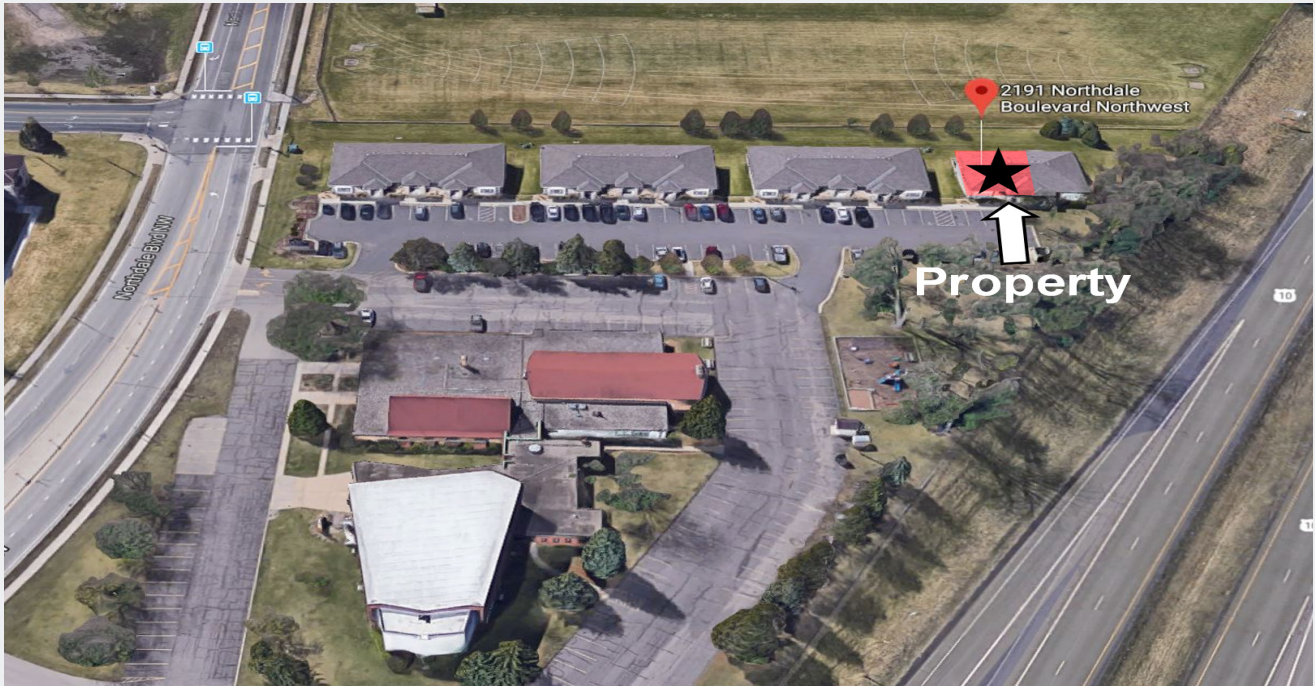


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PROPERTY FACTS

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BUILDING SIZE	1,400 SF - Main Level <u>1,400 SF - Lower Level</u> 2,800 Total SF
YEAR BUILT	2005
ASSOCIATION	Northdale Commons Town Office Park
PID #	10-31-24-34-0011
ZONING	Commercial Preferred
CONSTRUCTION	Wood Framed with Brick
HEATING & COOLING	Multiple zones for heating & cooling
ASSOCIATION DUES	\$373 per month
2018 REAL ESTATE TAXES	\$5,552.42
COUNTER TOPS	Granite Counter tops in kitchen area, file area & bathrooms.
MAIN LOBBY UPGRADES	Built-in cabinets, Built-in files, Built-in shelves in executive office & conf. room.
MAIN FLOOR KITCHEN	Multiple cabinets and drawers (built in) along with microwave, refridgerator & dishwasher. Small sink and built in lights under cabinets.
MAIN LEVEL CONF. ROOM	Double door entrance, built-in cabinets with granite countertops. Large bay window in front with beautiful ledge for plants. Dimmable canned lights and crowned molding. Hardwood Floors!
LOWER LEVEL	Glass blocks between each office providing more light in lower level.



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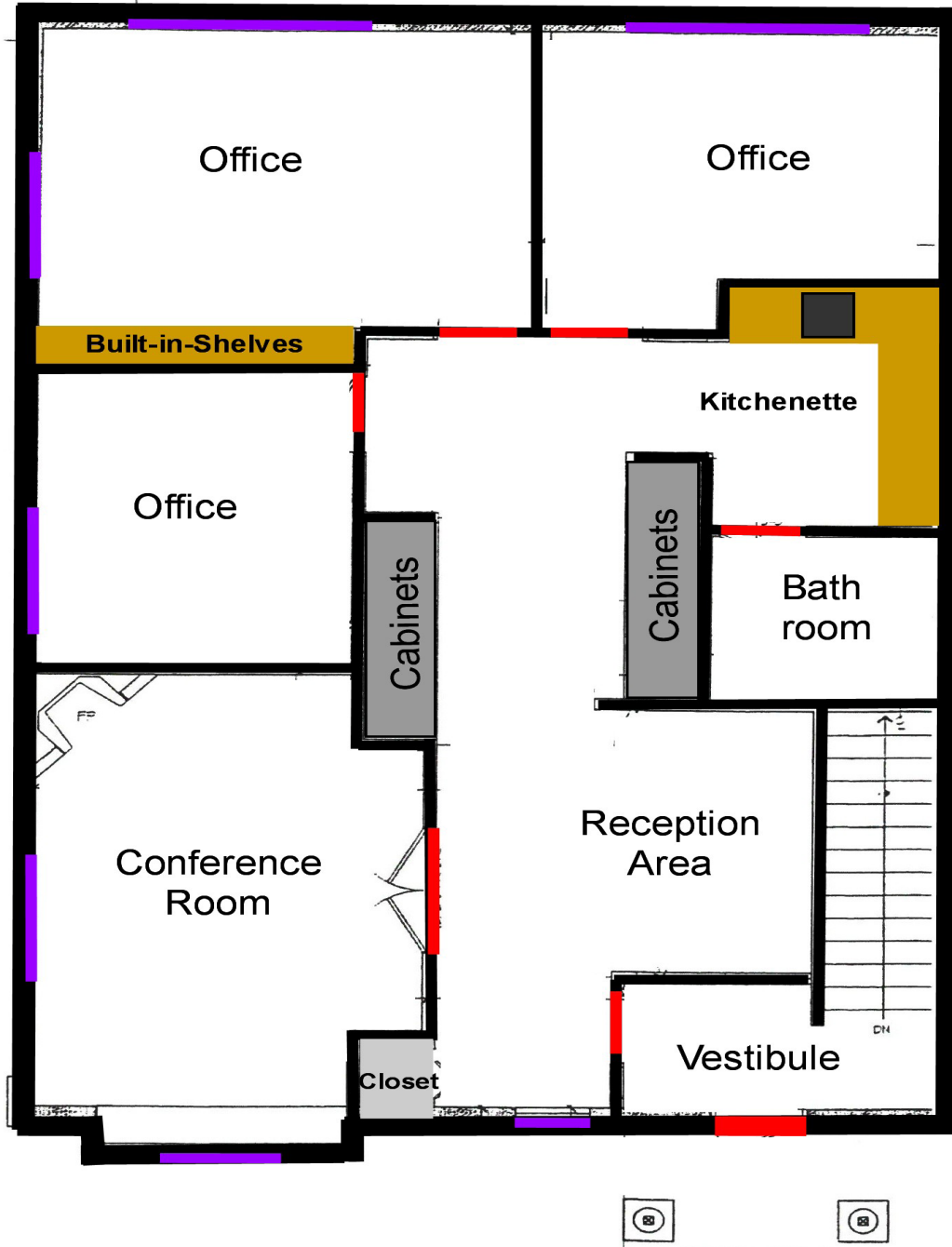
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FLOOR PLAN

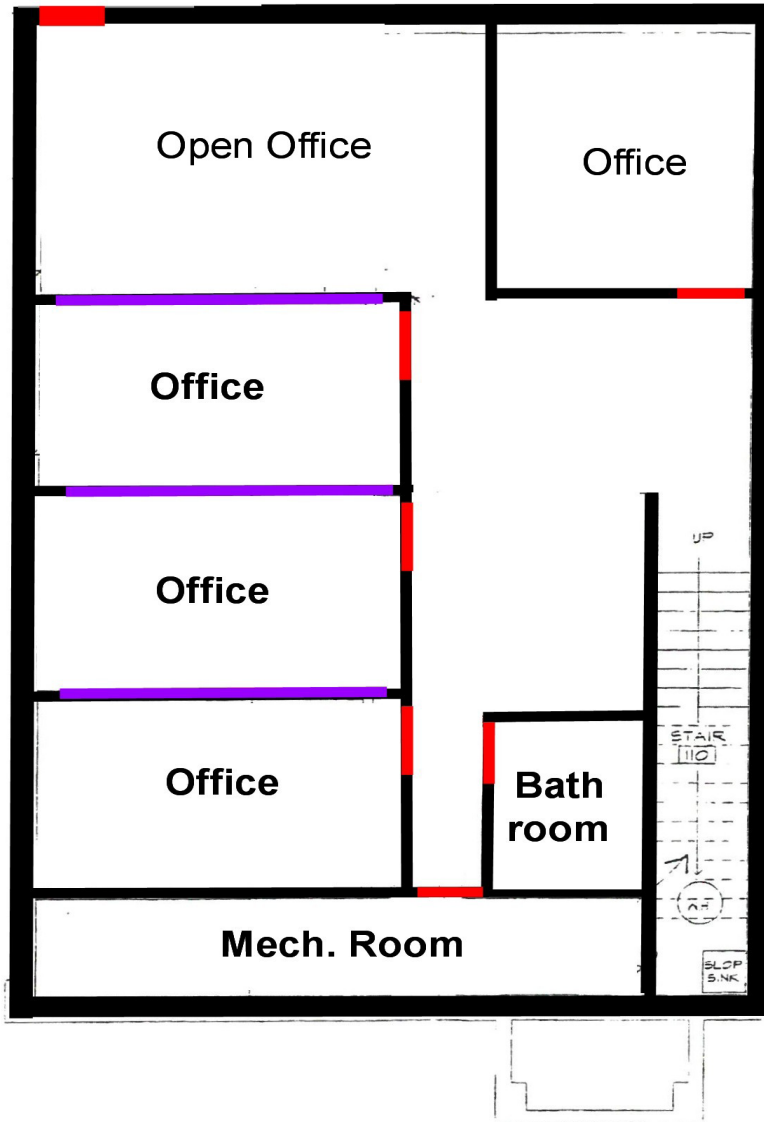
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Main Level - 1,400 sf

FLOOR PLAN

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1,400 sf (Lower Level)



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MAIN LEVEL
PHOTO GALLERY

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Main Level - Executive Office



Main Level - Executive Office



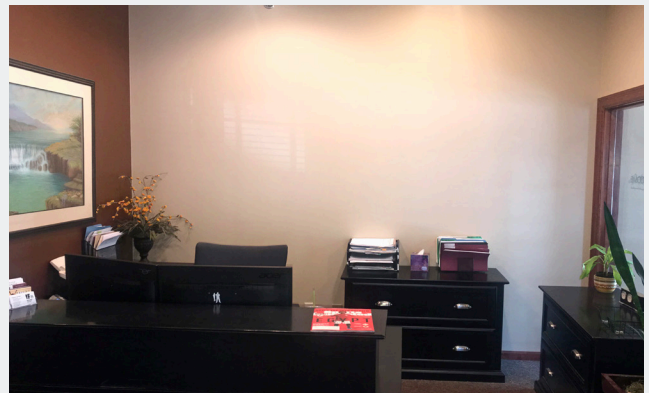
Main Level Office



Conference Room



Kitchen Area



Front Desk

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LOWER LEVEL
PHOTO GALLERY

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Main Level - Hallway View



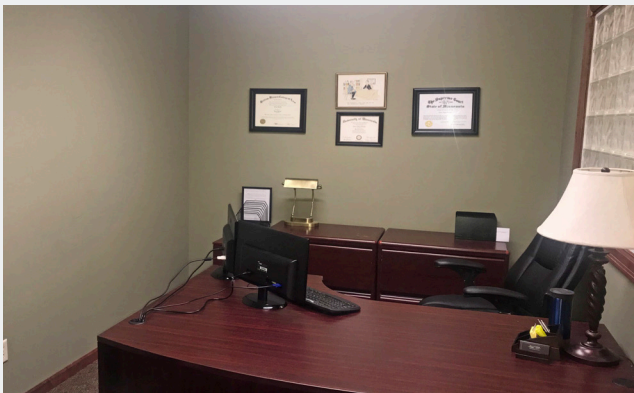
Main Level - Cabinets



Lower Level Open Area



Lower Level Office



Lower Level Office



Lower Level Open Office

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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 184,120 2018 (Estimate) - 191,813 2023 (Projection) - 197,614</p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2018 (Estimate) - \$91,824</p>
<p>TRAFFIC</p>	<p>Northdale Blvd - 13,539 vehicles per day Hanson Blvd - 14,600 vehicles per day Hwy. 10 - 79,313 vehicles per day</p>
<p>CITY OF COON RAPIDS</p>	<p>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.</p>