



Price Reduction!!!

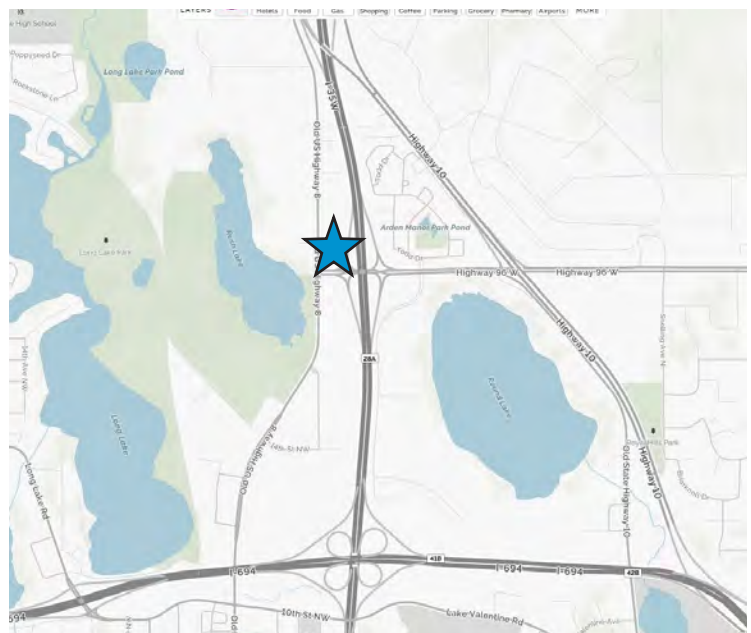
1823 Old Hwy 8 NW
New Brighton, MN
For Sale

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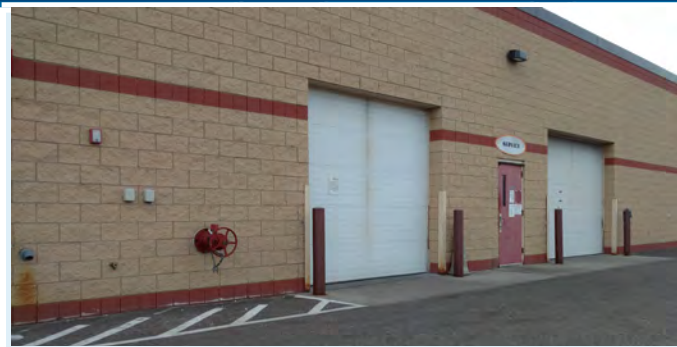


COLLIERS INTERNATIONAL
5985 Rice Creek Parkway, Suite 105
Shoreview, MN 55126
www.colliers.com/msp



FOR SALE > Office/Medical/Retail

Property Address:	1823 Old Highway 8, New Brighton		
Building Size:	Approximately 50,000 square feet		
Site Size:	4.04 Acres		
Building Specs:	Year Built:	2005	
	Zoning:	Mixed use	
	Loading:	Three (3) drive-in doors One (1) dock door	
	Ramsey County PID:	16-30-23-33-0011 16-30-23-33-0012	
2018 Est. Taxes:	\$111,548		
Sale Price:	\$4,750,000		
Amenities:	Direct visibility and access to I-35W		
	Electronic billboard visible to I-35W		
	Adjacent to new 430 acre master planned mixed use development in Arden Hills www.ricecreekcommons.com		



Contact Info

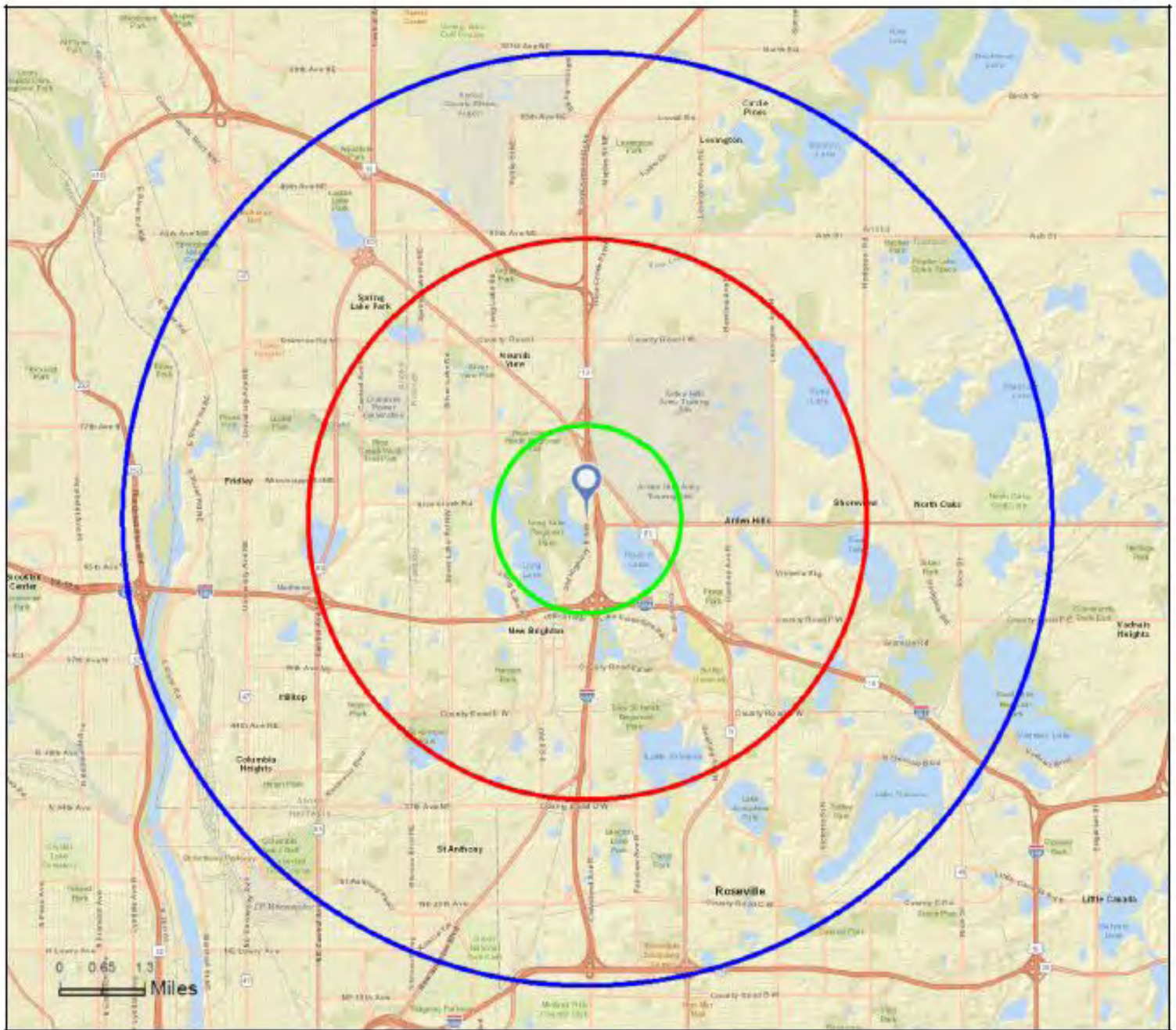
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	1 mile	3 miles	5 miles
Population			
2000 Population	2,105	62,405	175,492
2010 Population	2,112	60,927	174,673
2016 Population	2,096	62,595	181,108
2021 Population	2,142	65,149	188,685
Median Household Income			
2016 Median Household Income	\$56,703	\$65,607	\$63,266
2021 Median Household Income	\$63,457	\$77,213	\$73,136
2016-2021 Annual Rate	2.28%	3.31%	2.94%
Average Household Income			
2016 Average Household Income	\$80,446	\$89,399	\$86,514
2021 Average Household Income	\$89,913	\$98,850	\$94,654

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