

FOR SALE >

11403 Foley Blvd

Coon Rapids, MN

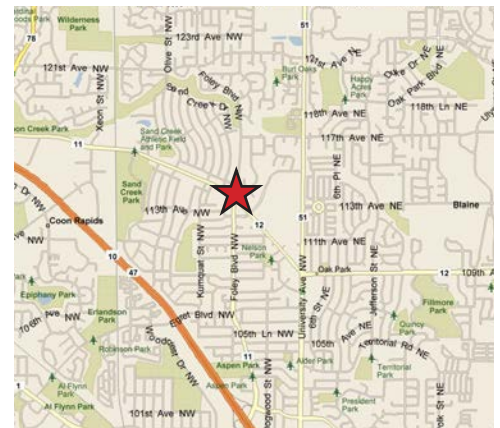


Accelerating success.



BUILDING AMENITIES

- > 3,400 total building square feet
- > 0.49 acre site
- > EXCELLENT VISIBILITY AT THE CORNER OF FOLEY BLVD NW and NORTHDAL BLVD NW!!!
- > 22,200 vehicles per day on Foley Blvd
- > 22,100 vehicles per day on Northdale Blvd
- > Excellent retail site
- > Easily divisible to 1,700 square feet
- > New roof - GAF PVC 50 mil membrane roofing
- > New (2) 6 ton Bryant 580JP07 rooftop AC/heating units and ductwork
- > New plumbing
- > New awning
- > Updated electric
- > Updated 6 inch watermain



11403 FOLEY BLVD NW > FOR SALE

DEMOGRAPHICS:

Population	12,003	81,660	182,754
Median HH Income	\$65,810	\$65,352	\$76,544
Average HH Income	\$80,870	\$81,443	\$93,484

*Source: ESRI 2017. Statistics are based on one mile, three mile and five mile radius figures.

TRAFFIC COUNTS:

- > Foley Blvd NW: 22,200 vehicles per day
- > Northdale Blvd NW: 22,100 vehicles per day

LAND INFORMATION:

- > 0.49 acres
- > 2018 Property Tax: \$2,027.41
- > Anoka County PID: 13-31-24-13-0052

SALE PRICE:

\$495,000

BUILDING SIZE:

3,400 square feet

PROPERTY TAX AERIAL



CONTACT US >

Dan Friedner
952 897 7863
dan.friedner@colliers.com

Jay Chmielewski
952 897 7801
jay.c@colliers.com

Patrick Cullen
952 897 7735
patrick.cullen@colliers.com



Accelerating success.