

FOR SALE

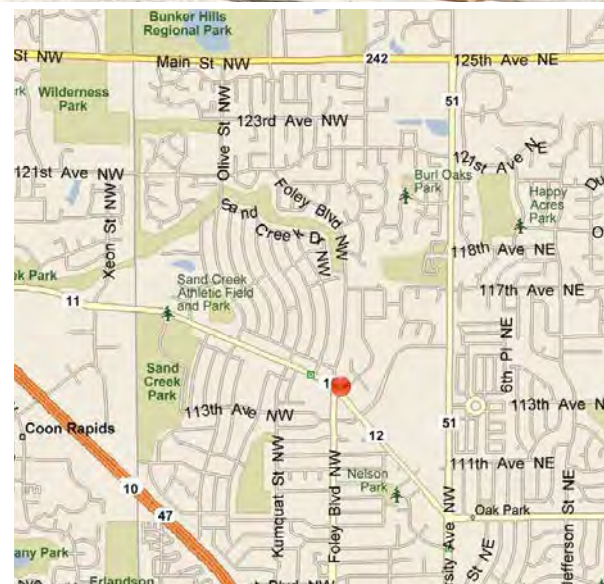
# 11403 Foley Blvd

COON RAPIDS, MINNESOTA



## Building Amenities

- › 3,400 total building square feet
- › .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



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## PROPERTY FACT SHEET



# 11403 Foley Blvd NW

COON RAPIDS, MINNESOTA

### PROPERTY ADDRESS:

11403 Foley Blvd NW  
Coon Rapids, MN 55433

### SALE PRICE:

\$495,000.00

### BUILDING SIZE:

3,400 square feet

### 2017 PROPERTY TAX:

\$2,876.60

### ACREAGE:

0.49

### ANOKA COUNTY PID:

13-31-24-13-0052

### TRAFFIC COUNTS:

22,200 vehicles per day on  
Foley Blvd  
22,100 vehicles per day on  
Northdale Blvd



## For Additional Information, Contact:

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