



FOR SALE

Anoka 4.43 Acres

2707 6th Avenue
Anoka, MN

ANDY HEIEIE
952 897 7816
andy.heieie@colliers.com

TED GONSIOR
952 897 7744
ted.gonsior@colliers.com



COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com/msp

PROPERTY DETAILS

- › Approximately 4.43 Acres
- › Existing Building is 25,299 Sq Ft
- › Outdoor Storage
- › Adjacent to Northstar Commuter Rail - Anoka Station
- › Outstanding Re-Use or Redevelopment
- › Convenient Access to Highway 10 and Riverdale Village
- › Only 20 Miles North of Minneapolis CBD

FOR SALE > Anoka 4.43 Acres

Address: 2707 6th Ave, Anoka, MN 55303

Description: 4.43 Acres Available

Zoning: TOD-E Transit Oriented Development - Employee Emphasis

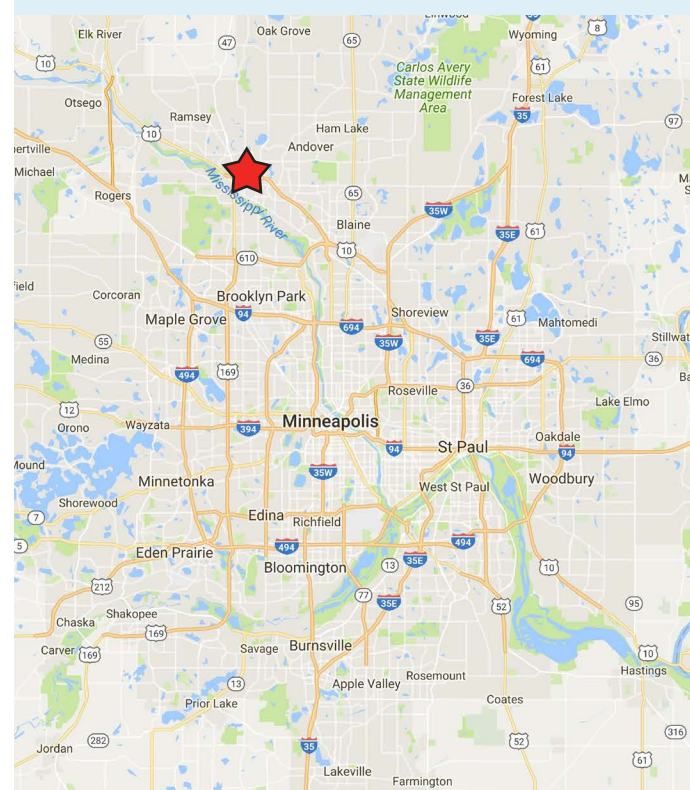
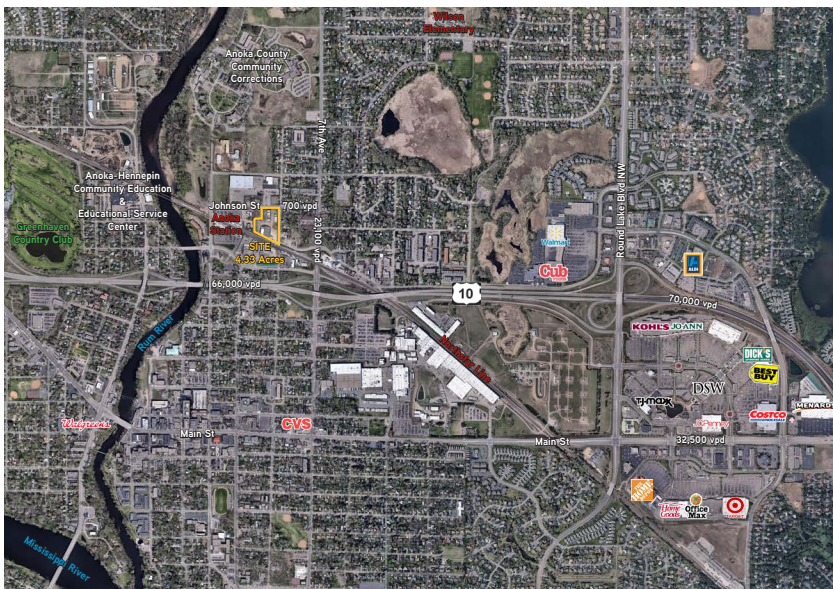
Land Use: Transit Oriented Development

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population	9,004	62,110	135,417
Median HH Income	\$46,990	\$69,761	\$76,194
Average HH Income	\$60,609	\$85,708	\$91,658

Traffic Counts: Johnson St - 700 vpd
7th Ave - 23,100 vpd
Hwy 10 - 66,000 vpd

Sale Price: Contact Broker

AERIAL



CONTACT US

ANDY HEIEIE
952 897 7816
andy.heieie@colliers.com

TED GONSIOR
952 897 7744
ted.gonsior@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and for its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
952 897 7700
www.colliers.com/msp