

## 1155 Joy Circle Cambridge, MN 55008



- 7410 SF Building
- Built in 1971
- 3.84 Acre Mature Lot –  
potentially divided into 6 lots
- Ample Parking
- Playground
- Isanti County
- PID(s): 15.205.2201
- Taxes: Currently Listed as Non-Profit
- Zoned: R1 Single Family Residential

**Sale Price: \$545,000**

Contact:

**Michelle Lundeen**

RE/Max Results

763.300.2728 direct 763.552.7477 office  
michellelundeen@remax.net

Contact:

**Matt Anderson**

COMMERCIAL BROKER

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## Interior Photos



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<u>DEMOGRAPHICS</u>	1 MILE	5 MILES	10 MILES
POPULATION	8209	14,246	31,576
MEDIAN HH INCOME	\$51,812	\$59,230	\$61,146
AVERAGE HH INCOME	\$55,001	\$72,890	\$71,935

**PULLING FROM SEVERAL SURROUNDING COMMUNITIES CAMBRIDGE HAS 22,300 CPD TRAVELING INTO ITS RETAIL HUB.**

TRAFFIC COUNTS CITY OF CAMBRIDGE

HWY 65 AT HWY 95	22,700 CARS PER DAY
HWY 65 AT MAIN ST	18,900 CARS PER DAY
HWY 95 AT OPPORTUNITY BLVD.	22,300 CARS PER DAY
HWY 95 AT MAIN ST	14,200 CARS PER DAY
HWY 95 AT SPIRIT RIVER DR.	11,500 CARS PER DAY

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