

130 Main St Cambridge, MN





- > 5298SF Building
- > Full Basement for a total of 10,000SF
- > .151 Combined Acre Lot
- Isanti County
- PID(s): 15.066.0150 & 15.066.0180
- 2025 Taxes Combined: \$7208
- Zoned B1 Downtown Business
- Cambridge Revitalization Programs Available

- Newer Roof and Solid Mechanicals
- Permitted Uses
 - Bank/Financial Institution
 - Medical/Dental Offices
 - Office
 - Personal Services/Salon
 - Retail Sales
 - Repair Shop Appliance/Bicycle

(https://www.ci.cambridge.mn.us/doing-business/economic-development/business-incentives)

Sale Price \$379,900

Contact:
Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

Contact: tt Anderso:

Matt Anderson COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax <u>Matt@ricpropertv.com</u>

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.



Local Retail



Contact:

Matt Anderson

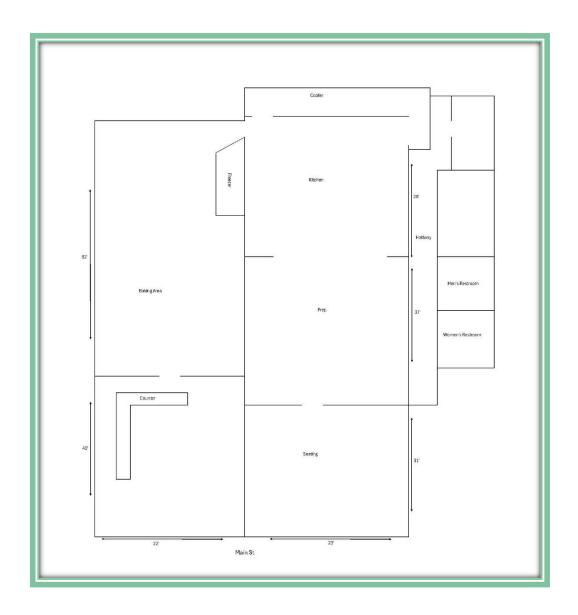
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com



Floor Plans



Contact: **Nik Anderson**

COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

Nik@ricproperty.com

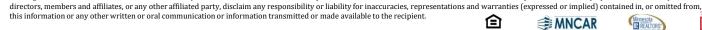
Contact:

Matt Anderson

COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com



Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners,







Interior Photos















Contact:
Nik Anderson
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

Contact:
Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax <u>Matt@ricproperty.com</u>

763.689.0349 office

763.552.5754 fax



DEMOGRAPHICS	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

Contact:

Nik Anderson **COMMERCIAL AGENT**

651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

Contact:

Matt Anderson COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com