

FOR SALE | MIXED USE - SHOWROOM



MIXED USE / SHOWROOM

8175 Riverdale Drive, Anoka, 55303



Warehouse Space
Doors 12 x 14

Office Space

FOR MORE INFORMATION CONTACT:

Julie Nash Smith

651-982-1256

jnashsmith@REMAX.NET

RE/MAX Synergy

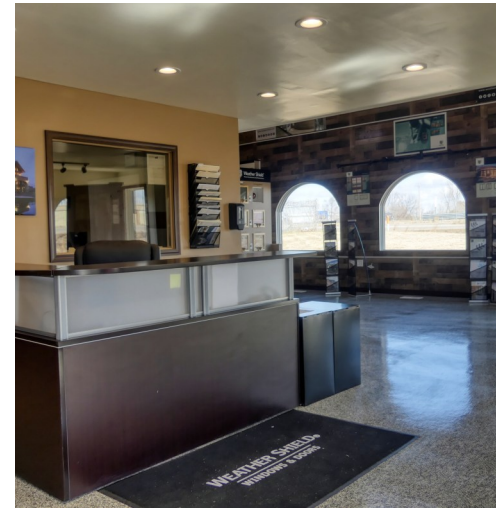
FOR SALE | WAREHOUSE

Warehouse / Showroom

8175 Riverdale Drive, Anoka 55303



PROPERTY HIGHLIGHTS



- **7,920 SF AVAILABLE / MIXED USE / SHOWROOM**
- **4,170 SF WAREHOUSE W/ 5 NEW DRIVE IN DOORS**
- **16' - 20' CLEAR HEIGHT / APPROX 1,830 OFFICE (upper lvl)**
- **REMODELED UPPER LEVEL OFFICE / 2 NEW HVAC UNITS**
- **SHOWROOM W/ OFFICE & PUBLIC RESTROOMS**
- **PRIME LOCATION ON HWY 10 & ARMSTRONG**
- **PID: 29.32.25.14.0022 - 2026 TAXES: \$22,182**
- **PRICE: \$1,800,000**
- *****Buyer will be required to connect to city water / city sewer*****

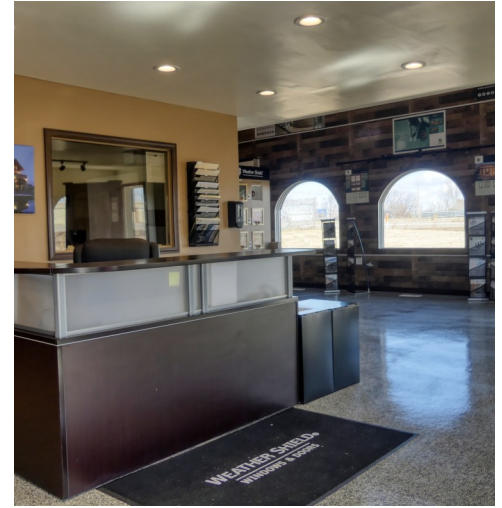
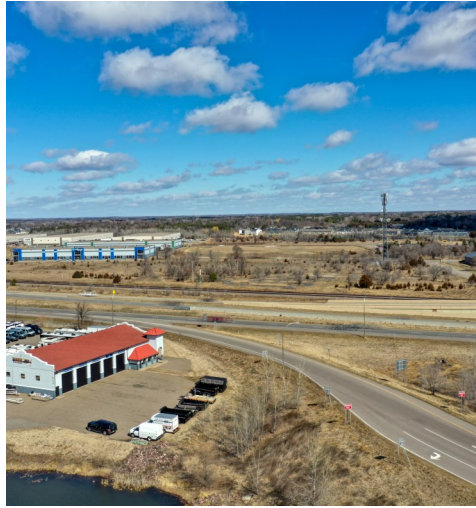
FOR SALE | WAREHOUSE

Warehouse / Showroom

8175 Riverdale Drive, Anoka 55303



PHOTOS



FOR LEASE | WAREHOUSE

MIXED USE

8175 Riverdale, Anoka 55303



MAP



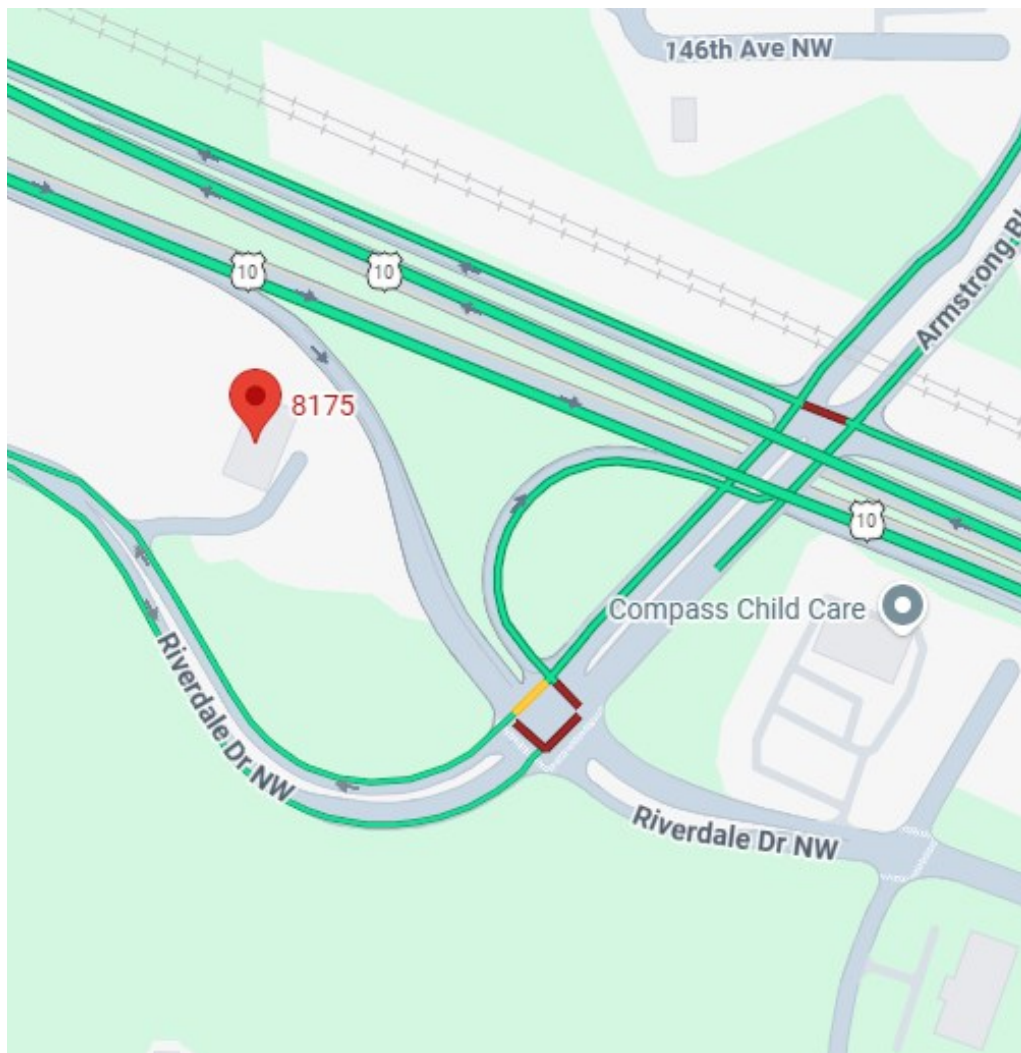
FOR LEASE | WAREHOUSE

MIXED USE

8175 Riverdale, Anoka 55303



MAP



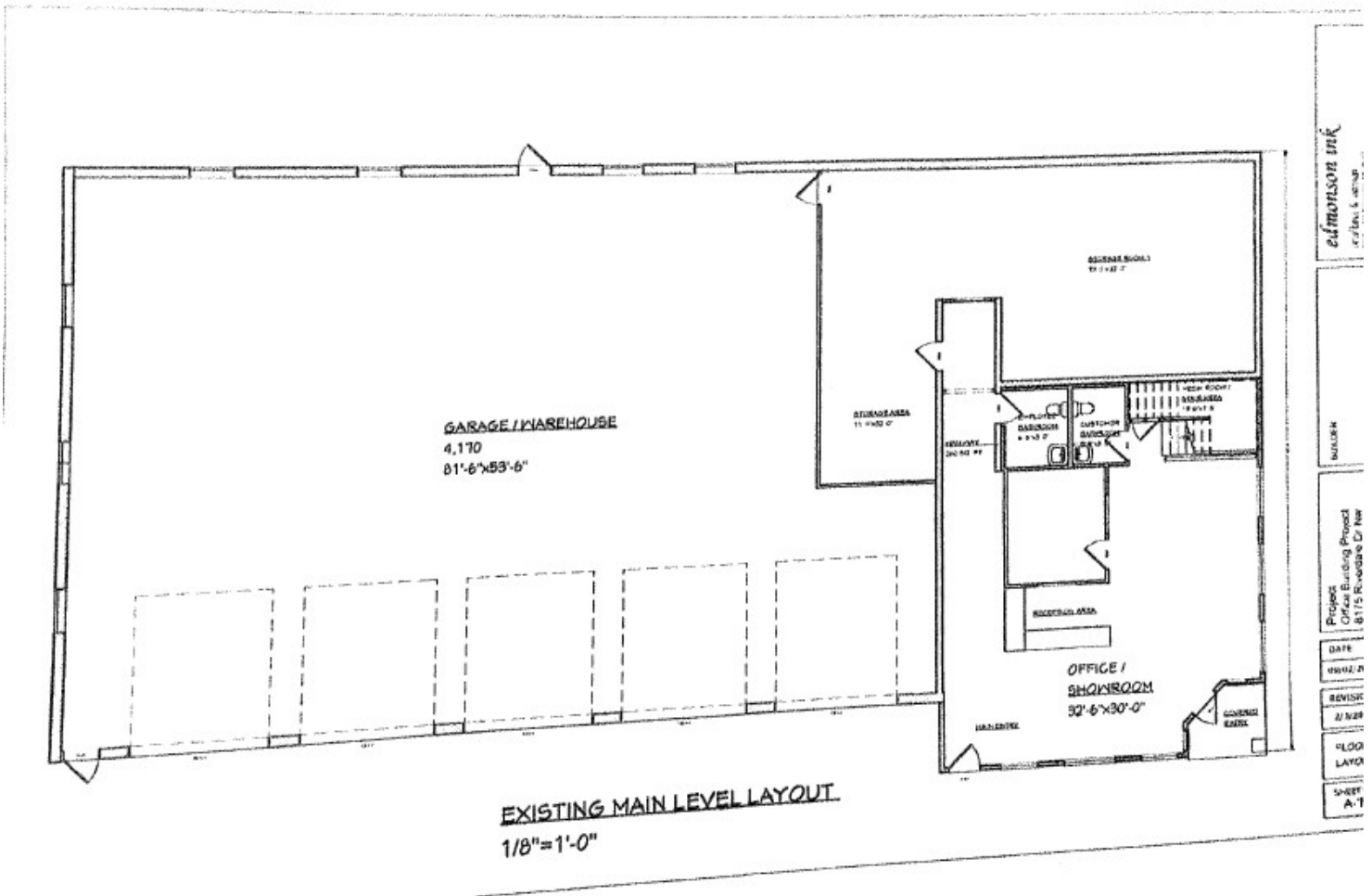
FOR LEASE | WAREHOUSE

MIXED USE

8175 Riverdale, Anoka 55303



FLOOR PLAN MAIN FLOOR



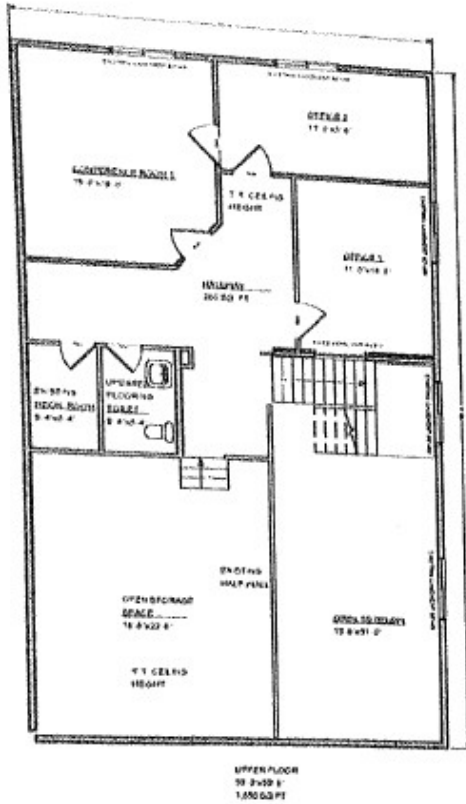
FOR LEASE | WAREHOUSE

MIXED USE

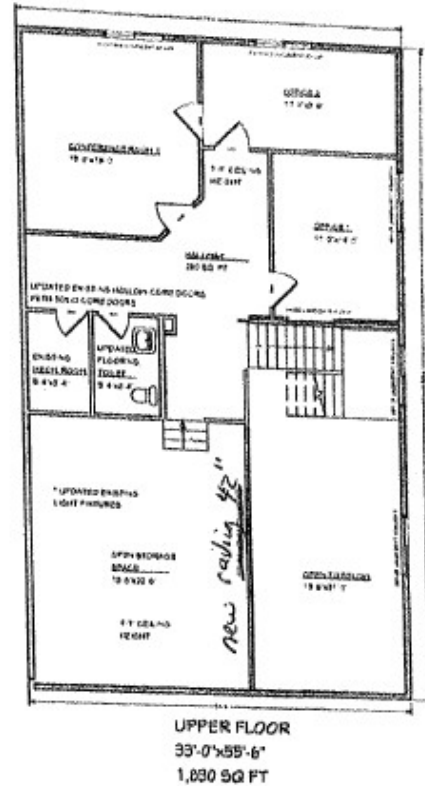
8175 Riverdale, Anoka 55303



FLOOR PLAN UPPER LEVEL



EXISTING UPPER FLOOR LAYOUT
1/8"=1'-0"



UPDATED UPPER FLOOR LAYOUT
1/8"=1'-0"