

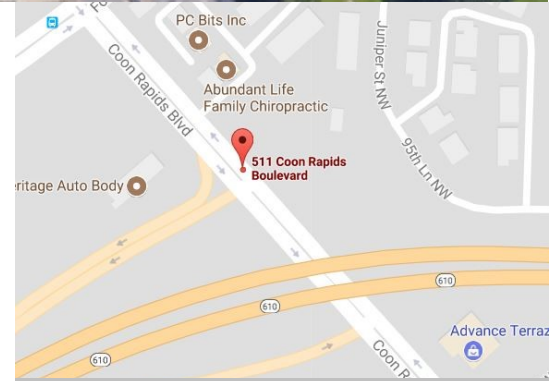


PREMIER
COMMERCIAL
PROPERTIES



Land For Sale

511 Coon Rapids Blvd
Coon Rapids, Minnesota 55433



PROPERTY DETAILS

- ◆ Approximately 2.4 acre land size
- ◆ Located on Coon Rapids Blvd
 - ◇ 20,000 vehicles per day
- ◆ Conditional use for high density residential
- ◆ Potential for office condo or townhome use
- ◆ Access from Coon Rapids Blvd
 - ◇ Potential additional access from Juniper Street NW
- ◆ Close to Highways 610, 252 and 10
- ◆ Close to Northtown shopping area

PROPERTY DETAILS

Sale price: \$600,000

PROPERTY TAXES: \$6,052.17 (2019)

FOR MORE INFORMATION, CONTACT

Marty Fisher

763.862.2005

mfisher@premiercommercialproperties.com



PREMIER
COMMERCIAL
PROPERTIES

For Sale

511 Coon Rapids Blvd | Coon Rapids, MN 55433

FOR MORE INFORMATION, CONTACT

Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com



TWO TAX PARCELS MAKE UP THE 2.4 ACRES AND WILL BE SOLD TOGETHER

Anoka County PID # 25-31-24-31-0005 | 511 Coon Rapids Blvd

Anoka County PID # 25-31-24-31-0006 | 9570 Juniper St NW



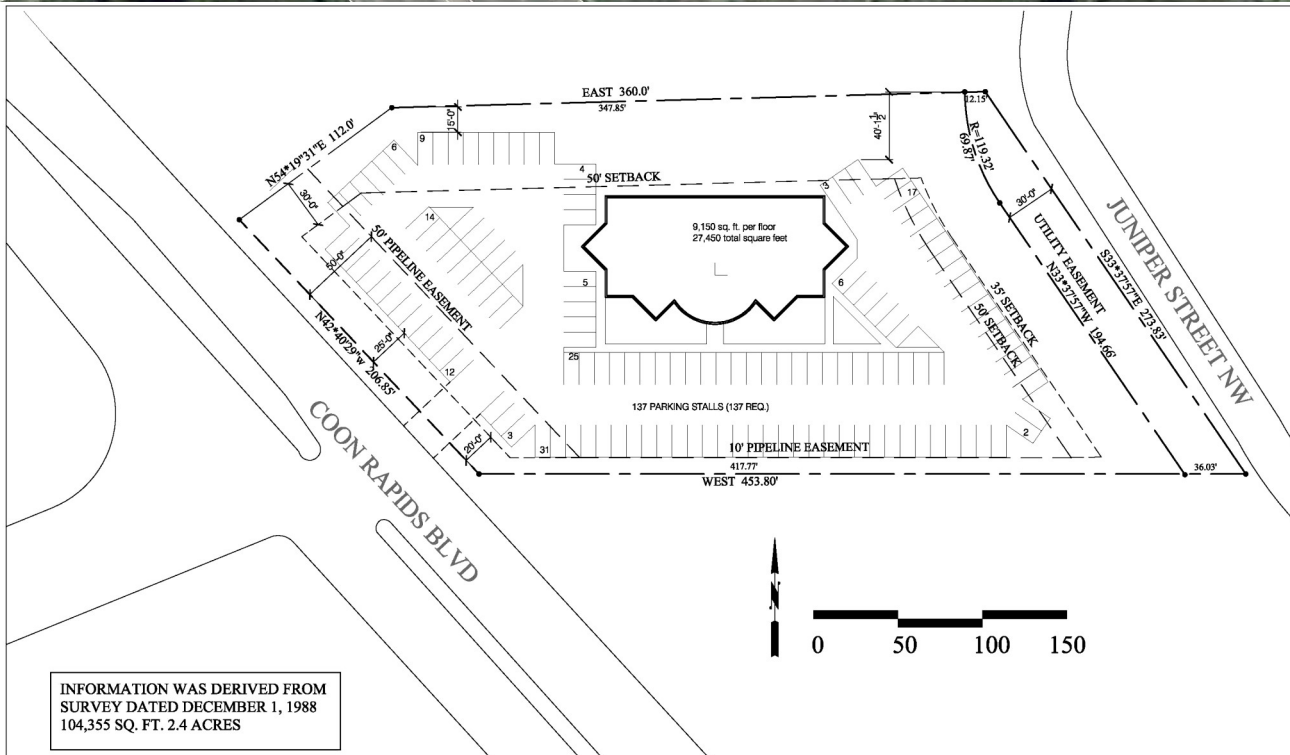
PREMIER
COMMERCIAL
PROPERTIES

For Sale

511 Coon Rapids Blvd | Coon Rapids, MN 55433

FOR MORE INFORMATION, CONTACT

Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com



INFORMATION WAS DERIVED FROM
SURVEY DATED DECEMBER 1, 1988
104,355 SQ. FT. 2.4 ACRES

Lars
Architectural Services, LLC
115 River Street
St. Paul, MN 55106
Tel: 763.773.7555
Fax: 763.588.6755

511 Coon Rapids Blvd
Coon Rapids, MN

Preliminary
Concept
April 13, 2007

Concept Site Plan
1" = 50'-0"

THIS CONCEPT PLANS IS FOR ILLUSTRATION PURPOSES ONLY - 27,450 SF 2 STORY APARTMENT COMPLEX



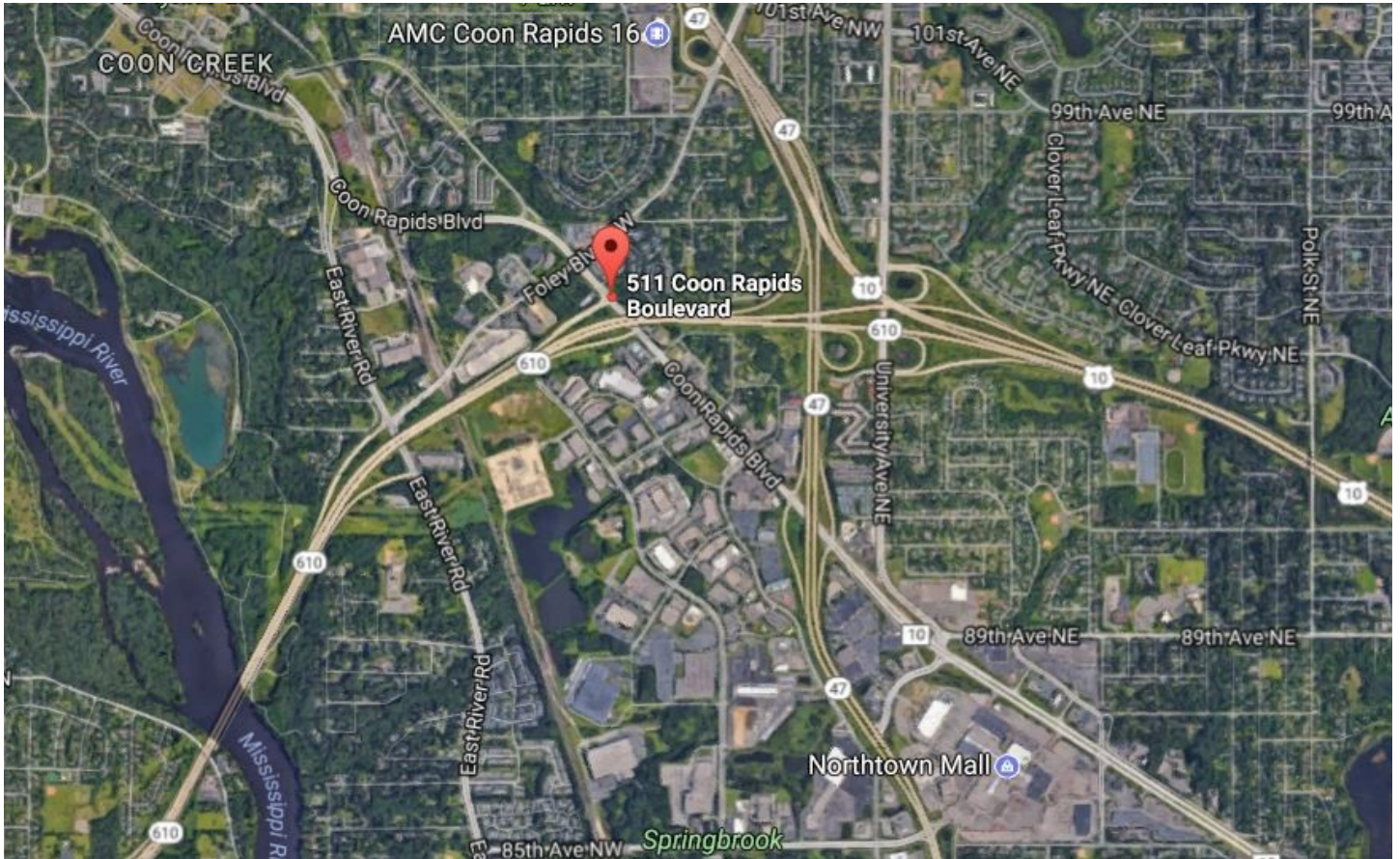
PREMIER
COMMERCIAL
PROPERTIES

For Sale

511 Coon Rapids Blvd | Coon Rapids, MN 55433

FOR MORE INFORMATION, CONTACT

Marty Fisher | 763.862.2005 | mfisher@premiercommercialproperties.com



DEMOGRAPHICS (2019)

1 mile

3 miles

5 miles

Total Population

7,403

77,248

218,056

Total Households

2,973

29,642

81,038

Average Household Income

\$69,250

\$80,464

\$86,862