

2191-2195 Northdale Boulevard NW

COON RAPIDS, MN 55433



OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

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Property Summary


[VIDEO](#)
[360° VIRTUAL TOUR](#)

PROPERTY DESCRIPTION

Discover a prime investment or owner-user opportunity in the vibrant Coon Rapids community of the Twin Cities/MN market, with this exceptional two-unit Office Condo offering! Two leases in place through October & December 2026, respectively. Professionally constructed and maintained office condo units, two-levels, with sprinklers and walkout basements. Each office condo offers multiple private offices, conference room, kitchenette, private restrooms, storage and open, collaborative spaces.

Ample parking for this end cap, standalone office building, located along Highway 10, backing up to green space & Coon Rapids High School. The location is unparalleled, with nearby restaurants, shops and freeway access.

Current Rent Rolls & Operating Expense data available via our listing website by e-signing the Confidentiality Agreement.

OFFERING SUMMARY

Two-Unit Sales Price:	\$ 745,000
Number of Office Condo Units:	2
Total (Two Units) SF:	5,632 SF
Capital Improvements:	New A/C & Furnaces in both units
Association Dues:	\$ 635 / Unit
Year Built:	2005
Gross Rents Both Units (2025):	\$ 92,280.36
Lease type:	NNN
In-Place Cap Rate:	7.5%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,999	31,266	71,956
Total Population	10,242	83,080	194,357
Average HH Income	\$95,751	\$111,798	\$123,555



Property Details

Sale Price

\$745,000

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
2025 Real Estate Taxes (2191 Northdale)	\$ 9,271.90
2025 Real Estate Taxes (2195 Northdale)	\$ 7,647.70
Total estimated acres:	0.14
Association Dues:	\$ 635 / mo per unit
Utilities (Paid by Tenants)	Gas & Electric Phone & Internet
2191 Northdale Property ID	10-31-24-34-0011
2195 Northdale Property ID	10-31-24-34-0010
Lease durations:	Through 10/31/26 & 12/31/26
Association Budget details:	See marketing site for full Association documents

LOCATION INFORMATION

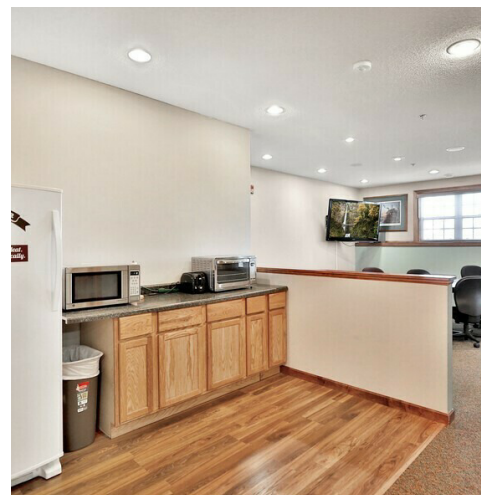
Building Name	Northdale Office Condos for Sale
Street Address	2191-2195 Northdale Boulevard NW
City, State, Zip	Coon Rapids, MN 55433
County	Anoka

BUILDING INFORMATION

Total Building Size	5,632 SF
Building Class	B
Tenancy	Multiple
HVAC	Forced Air Furnaces (basement) & A/C Units (outside)
Fire Safety	Both units have sprinkler systems throughout
Capital Expenditures (2191)	New A/C Unit (07/18/23) New Furnace (01/23/25)
Capital Expenditures (2195)	New A/C (07/14/25) New Furnace (10/13/23)



Interior Photos

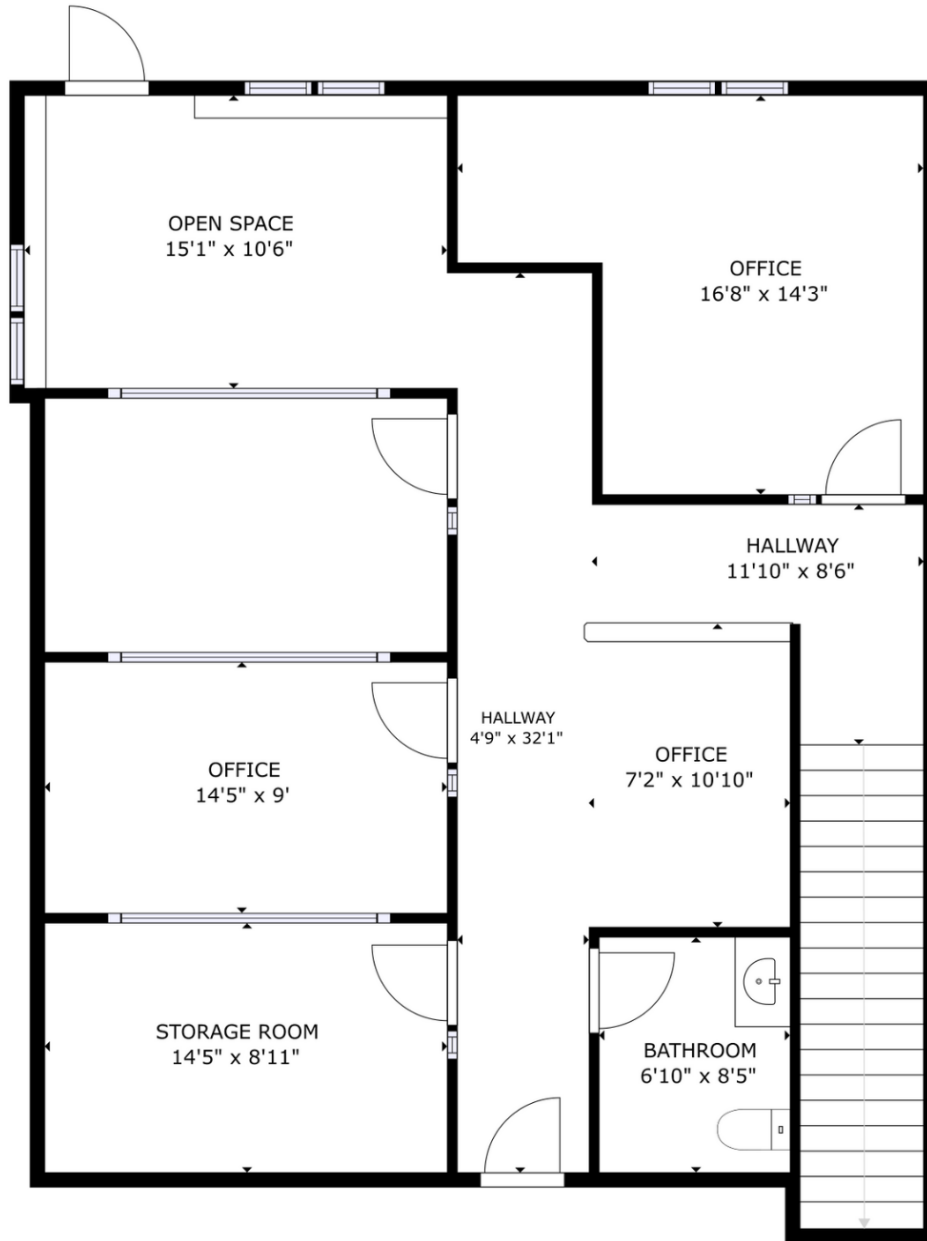


Exterior Photos



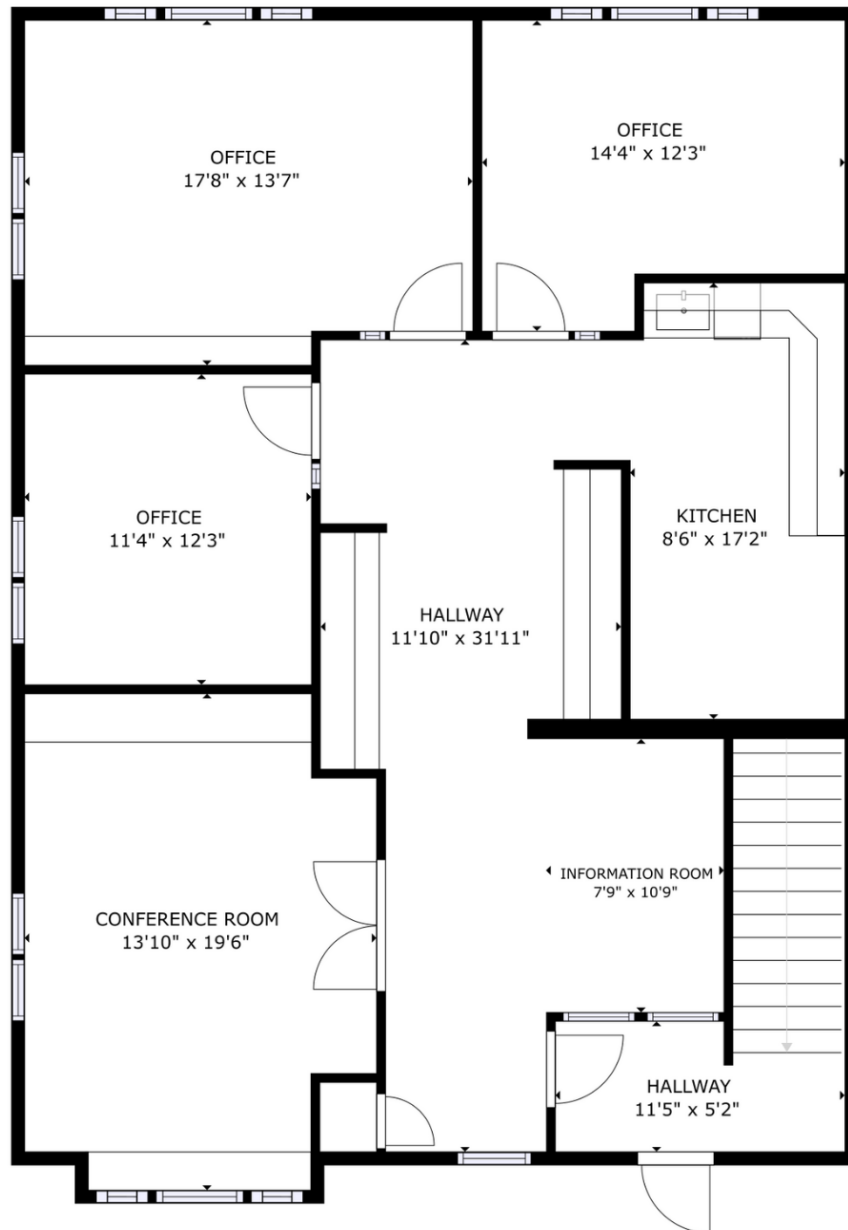
Floor Plans (2191 Northdale Blvd NW)

FLOOR 1



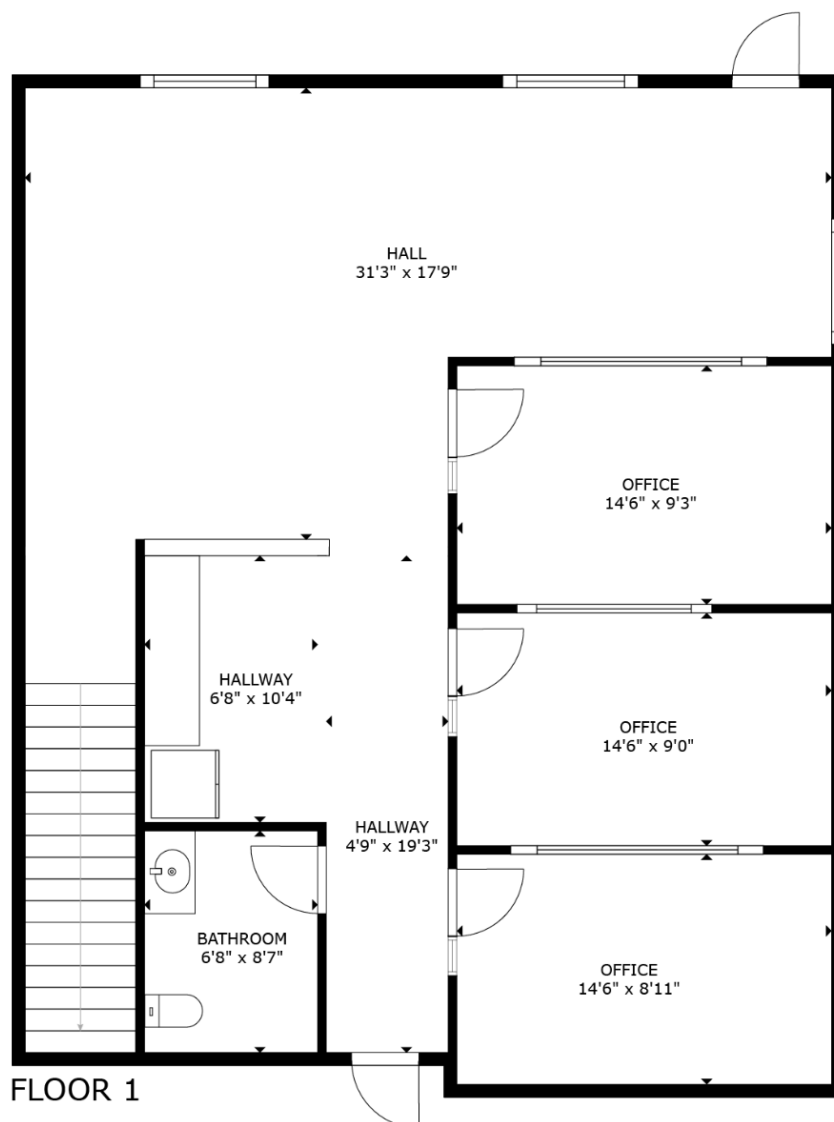
Floor Plans (2191 Northdale Blvd NW)

FLOOR 2



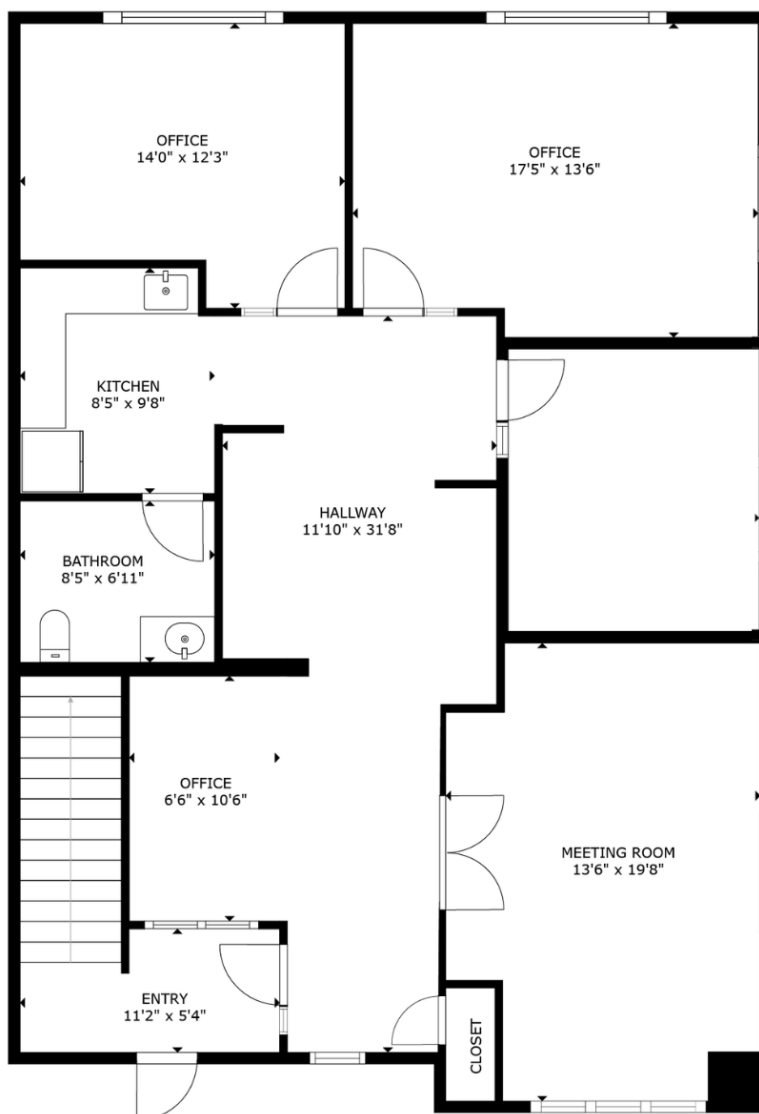
Floor Plans (2195 Northdale Blvd NW)

FLOOR 1

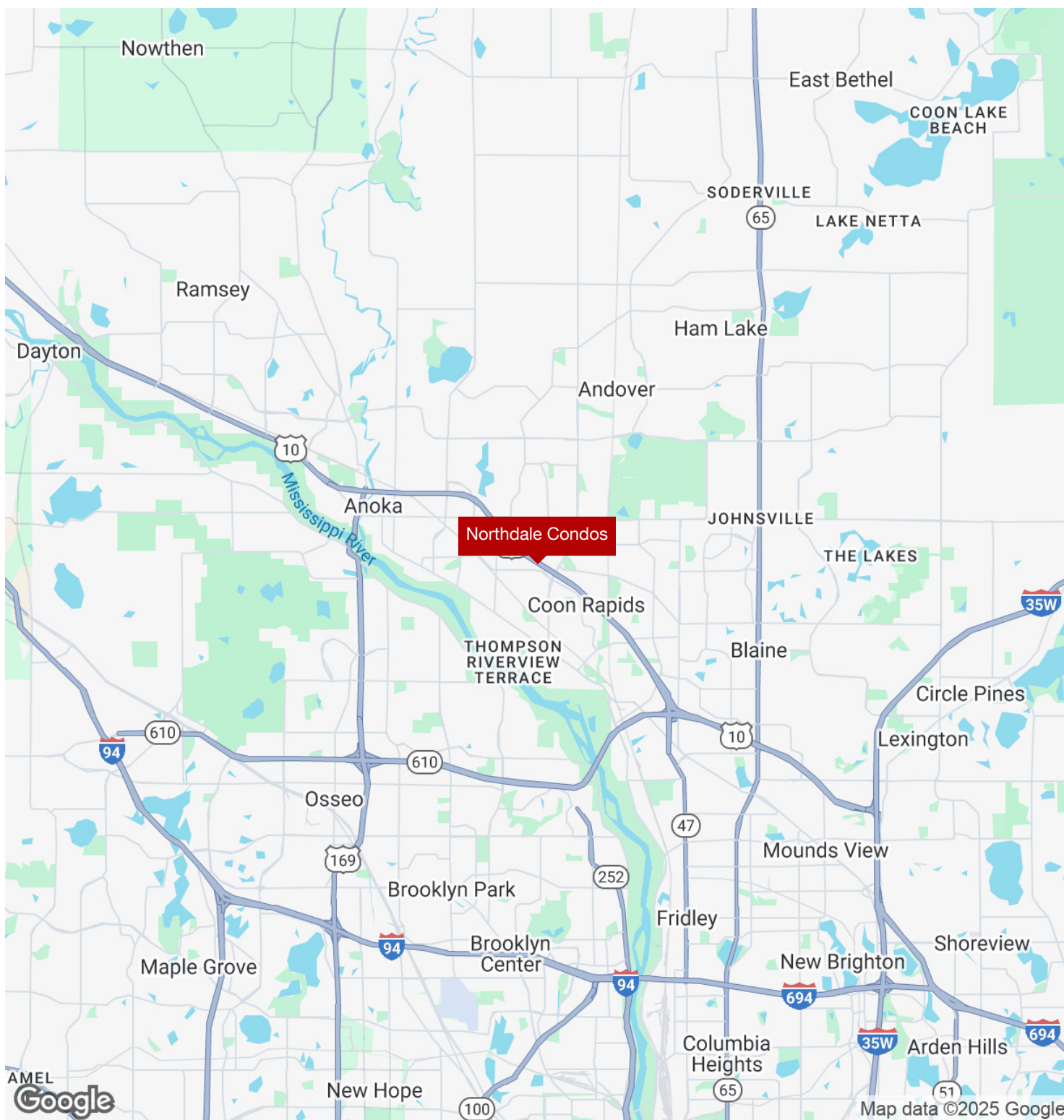


Floor Plans (2195 Northdale Blvd NW)

FLOOR 2



Regional Map



AMEL
Google



Retailer Map

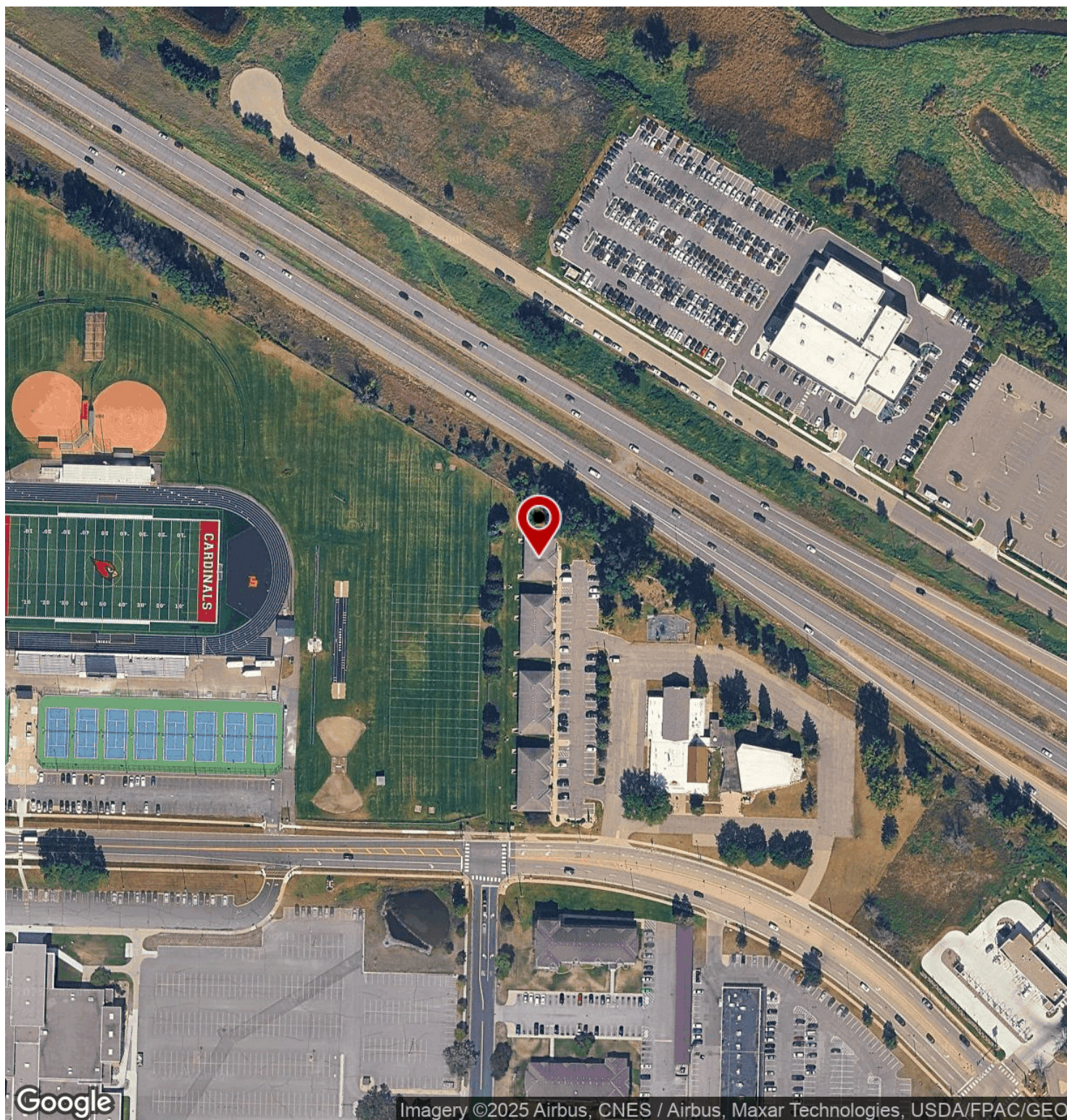


Google

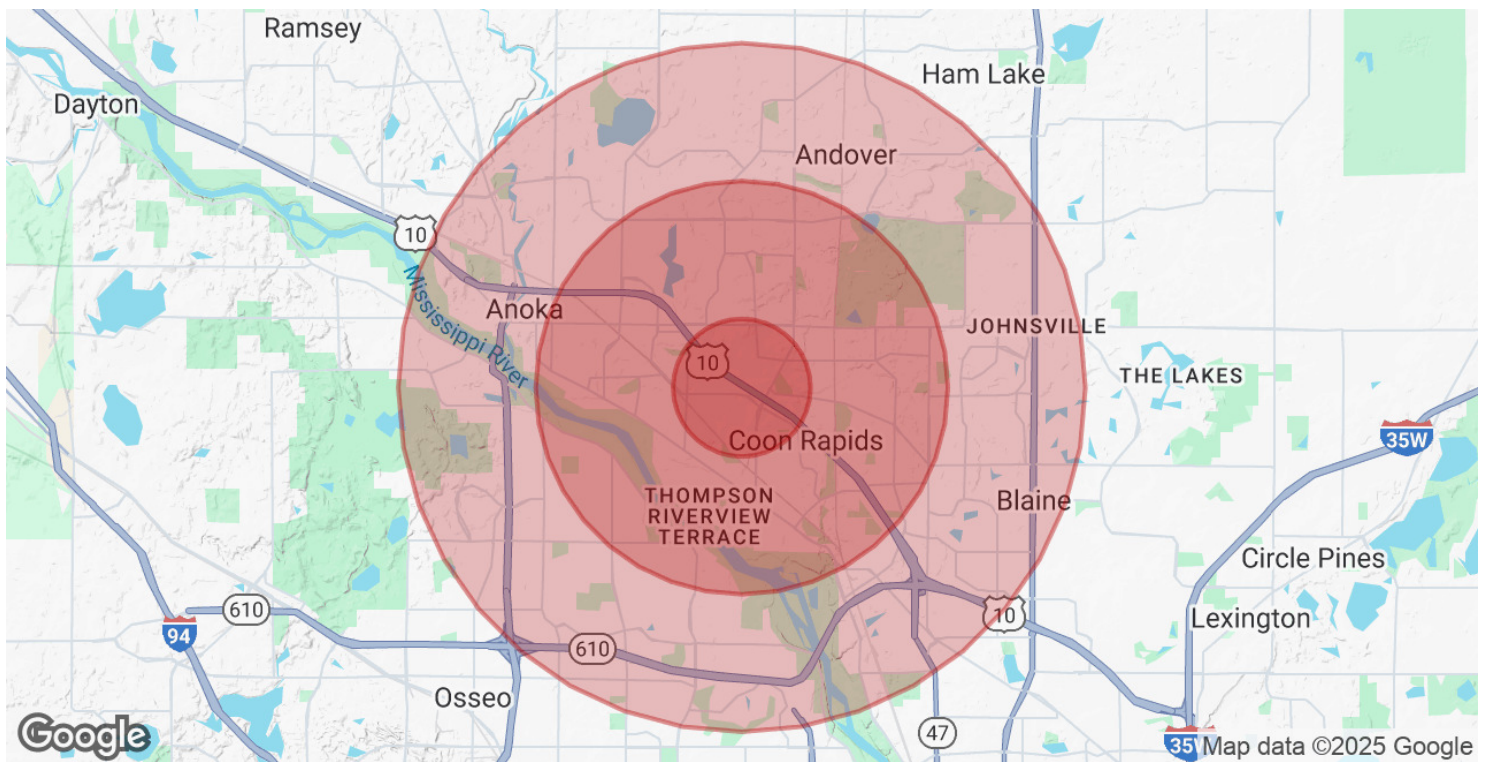


Map
data
©2025
Google

Aerial Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,242	83,080	194,357
Average Age	39	40	40
Average Age (Male)	37	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,999	31,266	71,956
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$95,751	\$111,798	\$123,555
Average House Value	\$294,659	\$328,055	\$354,927

Demographics data derived from AlphaMap

