

**Towns Edge Business Center
2 Enterprise Ave NE; Isanti, MN 55040**



- 12,800 SF
- Built In 2006
- 120/208 volt 3 Phase Coming into Building
- 43 Parking Spaces
- Efficient in-floor heat
- 4 - 12ft high drive-in overhead doors
- 16-18ft clear height
- 2024 Taxes - \$10,364 (\$.81psf)
- Additional 1.8 Acre Vacant Lot directly east of the building available for expansion
- Zoned – Business/Industrial Transitional District (Contact City of Isanti – Stephanie Hilesheim, 763-444-5512 for clarifications)

**Sale Price - \$1,499,000
(\$117 psf)**

Contact:

Matt Anderson
COMMERCIAL BROKER

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Local Retail



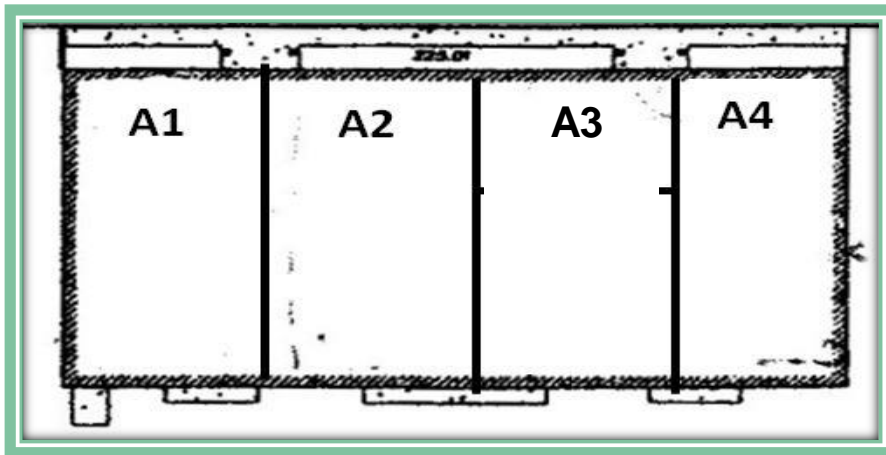
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Floor Plan



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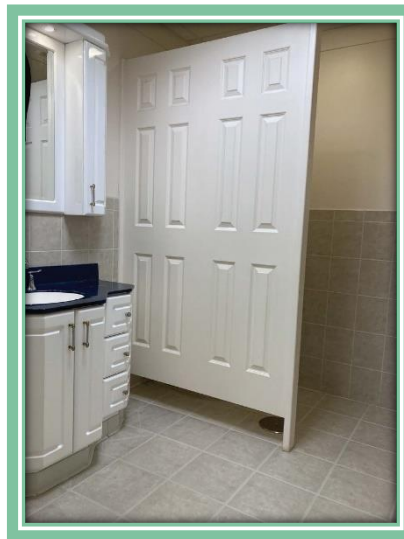
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Interior Photos Suite A2



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DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	9,006	17,866	50,201
MEDIAN HH INCOME	\$73,693	\$73,272	\$76,534

TRAFFIC COUNTS

HWY 65 AT COUNTY RD 5	18,900 CARS PER DAY
COUNTY RD 5 AT DUAL BLVD	1050-1550 CARS PER DAY
HWY 65 AT CAJIMA	18,900 CARS PER DAY

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