

## 1155 Joy Circle Cambridge, MN 55008



- 7410 SF Building
- Built in 1971
- 3.84 Acre Mature Lot –  
potentially divided into 6 lots
- Ample Parking
- Playground
- Isanti County
- PID(s): 15.205.2201
- Taxes: Currently Listed as Non-Profit
- Zoned: R1 Single Family Residential

**Sale Price: \$545,000**

Contact:

**Nik Anderson**  
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax  
[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

**Matt Anderson**  
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax  
[Matt@ricproperty.com](mailto:Matt@ricproperty.com)

## Interior Photos



Contact:

**Nik Anderson**  
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

**Matt Anderson**  
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

[Matt@ricproperty.com](mailto:Matt@ricproperty.com)



<u>DEMOGRAPHICS</u>	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
HWY 95 AT SPIRIT RIVER DR.	11,500 CARS PER DAY

**Contact:**

**Nik Anderson**  
**COMMERCIAL AGENT**

651.497.7222 direct 763.689.0349 office 763.552.5754 fax  
[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

**Contact:**

**Matt Anderson**  
**COMMERCIAL BROKER**

612.327.2977 direct 763.689.0349 office 763.552.5754 fax  
[Matt@ricproperty.com](mailto:Matt@ricproperty.com)