



# 10600 University Ave NW, Coon Rapids, MN

MULTI-TENANT OFFICE BUILDING FOR SALE



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
2660 Arthur Street  
Roseville, MN 55113

*PRESENTED BY:*

**CHAD HEER**  
CCIM | Managing Director & Broker  
O: 612.963.5147  
C: 612.963.5147  
chadheer@kwcommercial.com



# Property Summary



**VIDEO**

**360° VIRTUAL TOUR**

## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the city of Coon Rapids. This impressive 8,448 square foot office building, featuring 11+ suites, exudes timeless appeal and functionality. Built in 1987, the property offers a solid foundation for a range of business ventures; professional services, medical & traditional office users, with ample space for tenants to thrive. Its strategic location in Anoka county provides access to a wealth of amenities, restaurants, public transportation and business opportunities.

With its flexible layout and solid historical performance, this property is poised to deliver an attractive return on investment for discerning office building investors, or an owner-user, seeking a prime asset in a thriving market. Free, off-street parking lot in rear of building, allows tenants and their guests easy access to the main level entrance of building. A large monument in front of building, directly on University Avenue, promotes every tenant.

## OFFERING SUMMARY

Sale Price:	\$ 795,000
Property Taxes (2024):	\$ 19,627
Year Built:	1987
Building Size:	8,448 SF
Traffic Counts on University (VPD):	

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,620	30,718	74,537
Total Population	12,670	79,802	205,526
Average HH Income	\$99,719	\$107,850	\$121,444



# Property Details

Sale Price

**\$ 795,000**

## PROPERTY INFORMATION

Property Type	COMMERCIAL - Office
Property Subtype	Office Building
Lot Size	29,916 SF (0.69 Acres) 184' X 162'
APN #	243124140087
Legal Description	LOTS 3 & 4 BLK 3 LIBERTY PARK PLAT 2, SUBJ TO EASE OF REC

## LOCATION INFORMATION

Building Name	Coon Rapids Multi-Tenant Office Bldg for Sale
Street Address	10600 University Ave NW
City, State, Zip	Minneapolis, MN 55448
County	Anoka

## BUILDING INFORMATION

Building Size	8,448 SF
Building Class	B / C
Number of Floors	2
Year Built	1987

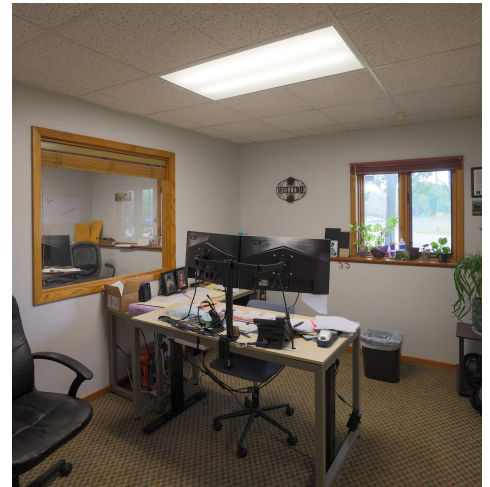
## UTILITIES & AMENITIES

Restrooms	4
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# Additional Photos





# Additional Photos





# Floor Plan | Main Level



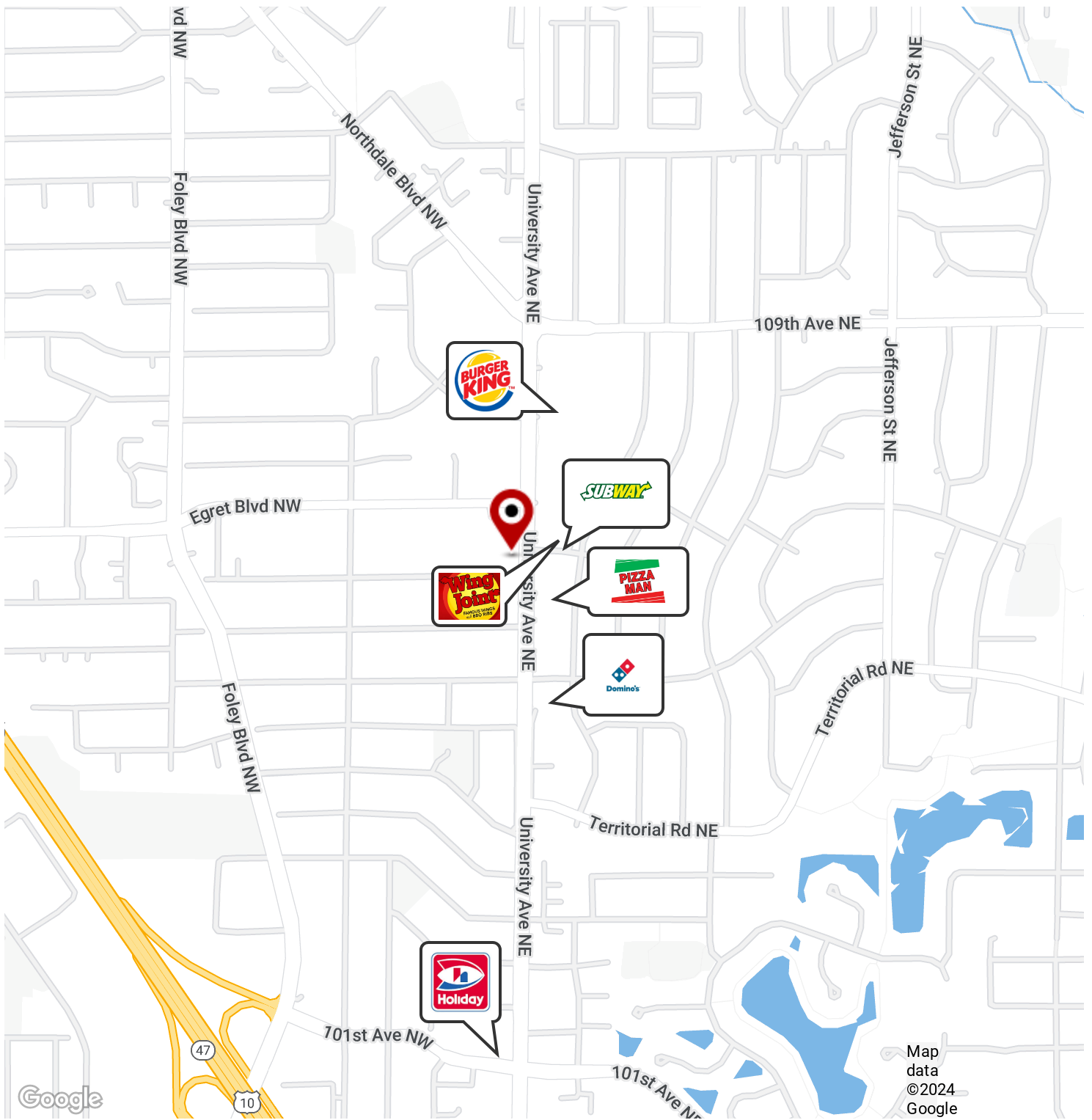


# Floor Plan | Upper Level

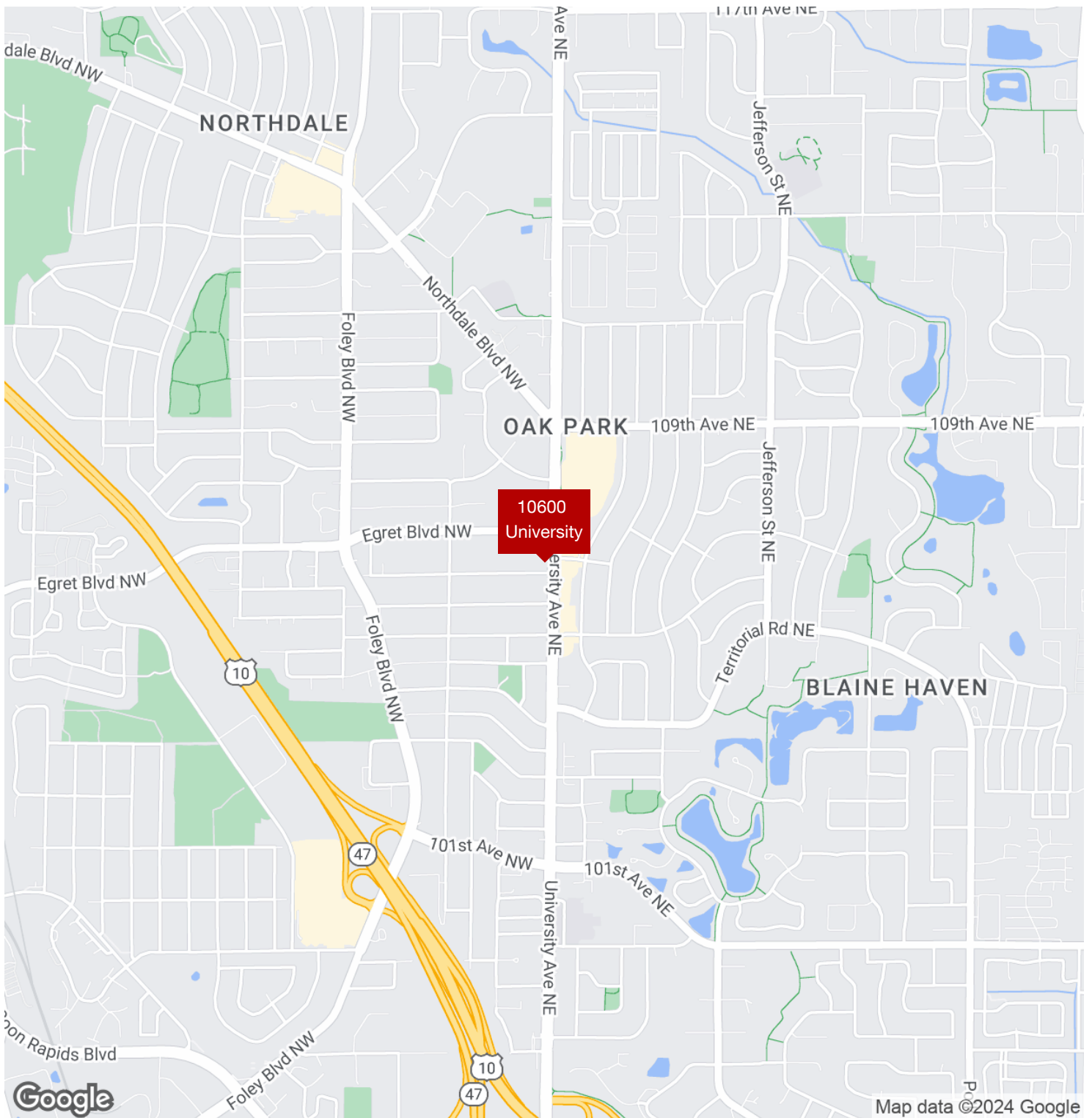




# Retailer Map

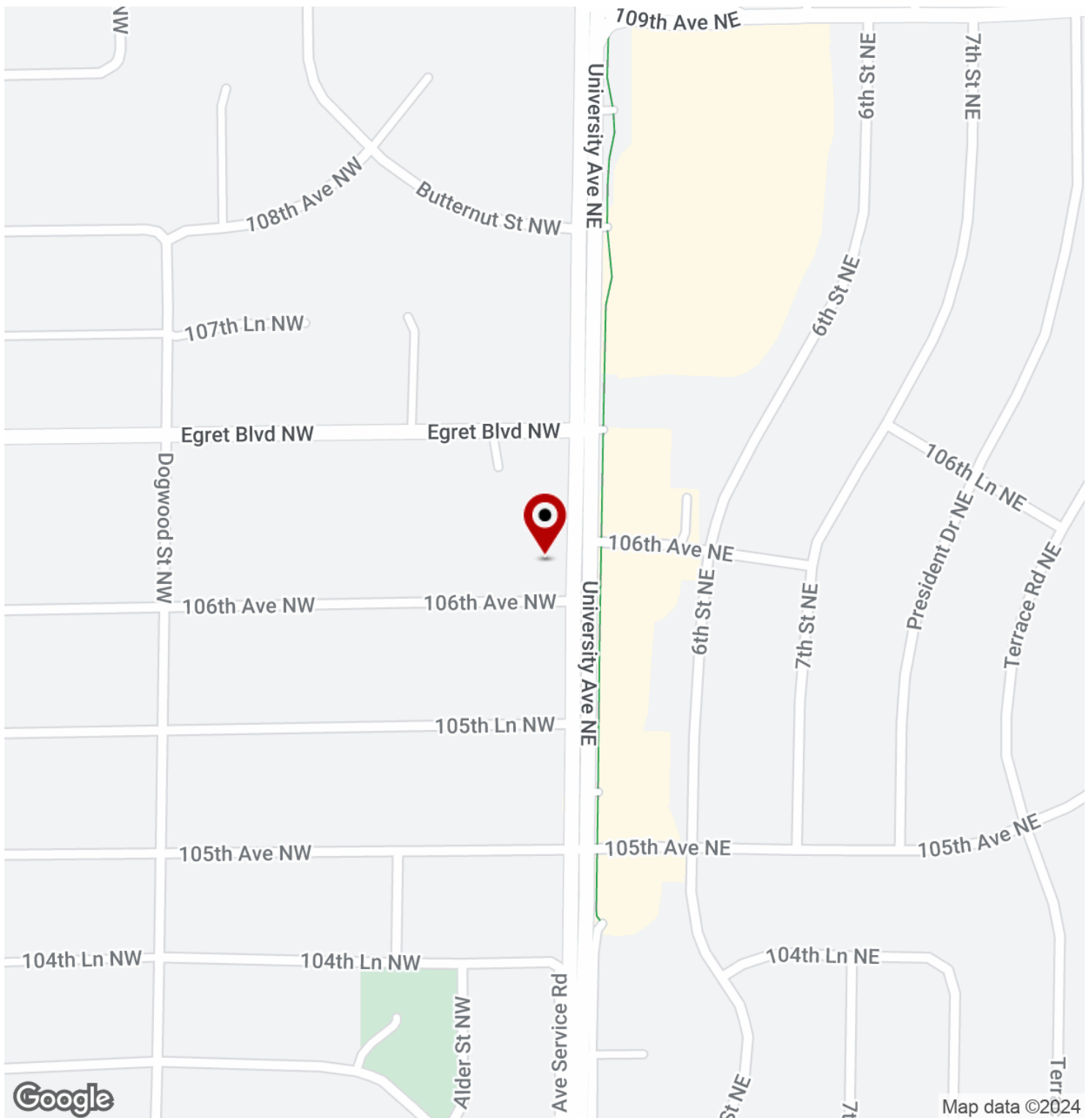


# Regional Map

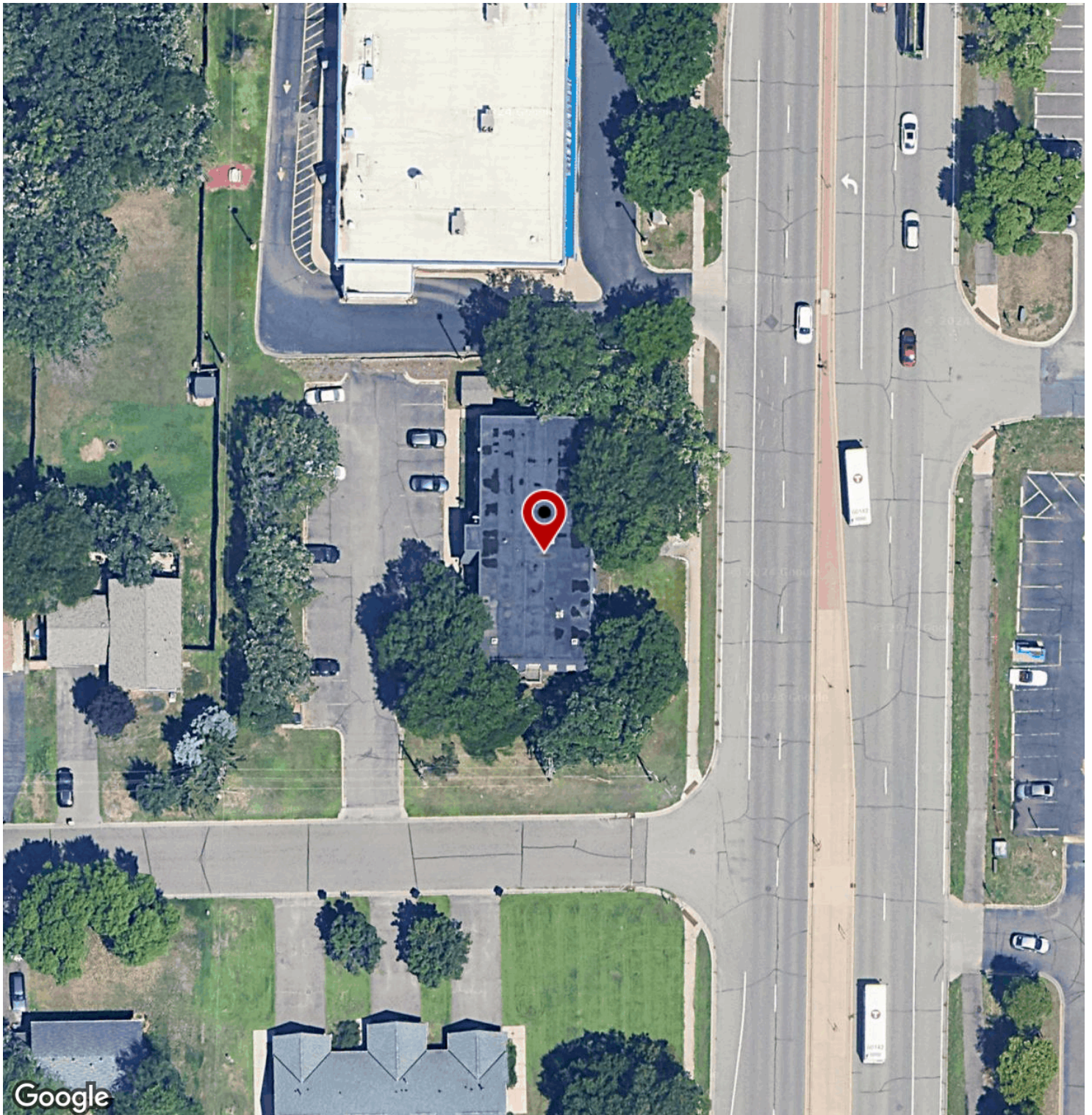




# Location Map

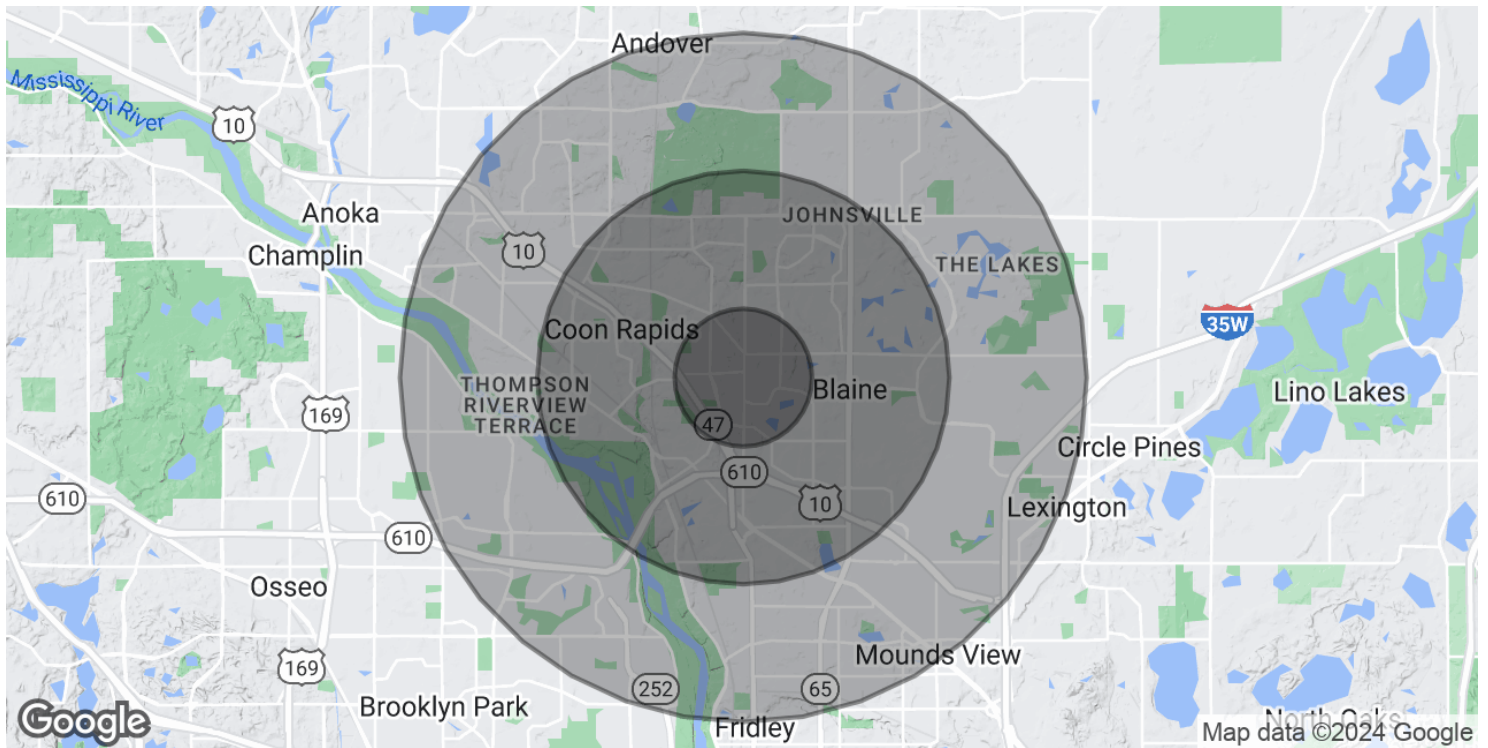


# Aerial Map





# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,670	79,802	205,526
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,620	30,718	74,537
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$99,719	\$107,850	\$121,444
Average House Value	\$274,576	\$303,647	\$350,155

Demographics data derived from AlphaMap

