



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.

* Purchase one unit or the portfolio of two! *

OFFERING SUMMARY

Two-Unit (or Individual) Sales Price:	\$ 745,000 (\$372,500 / Unit)
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 / Month / 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**

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)

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



Interior Photos

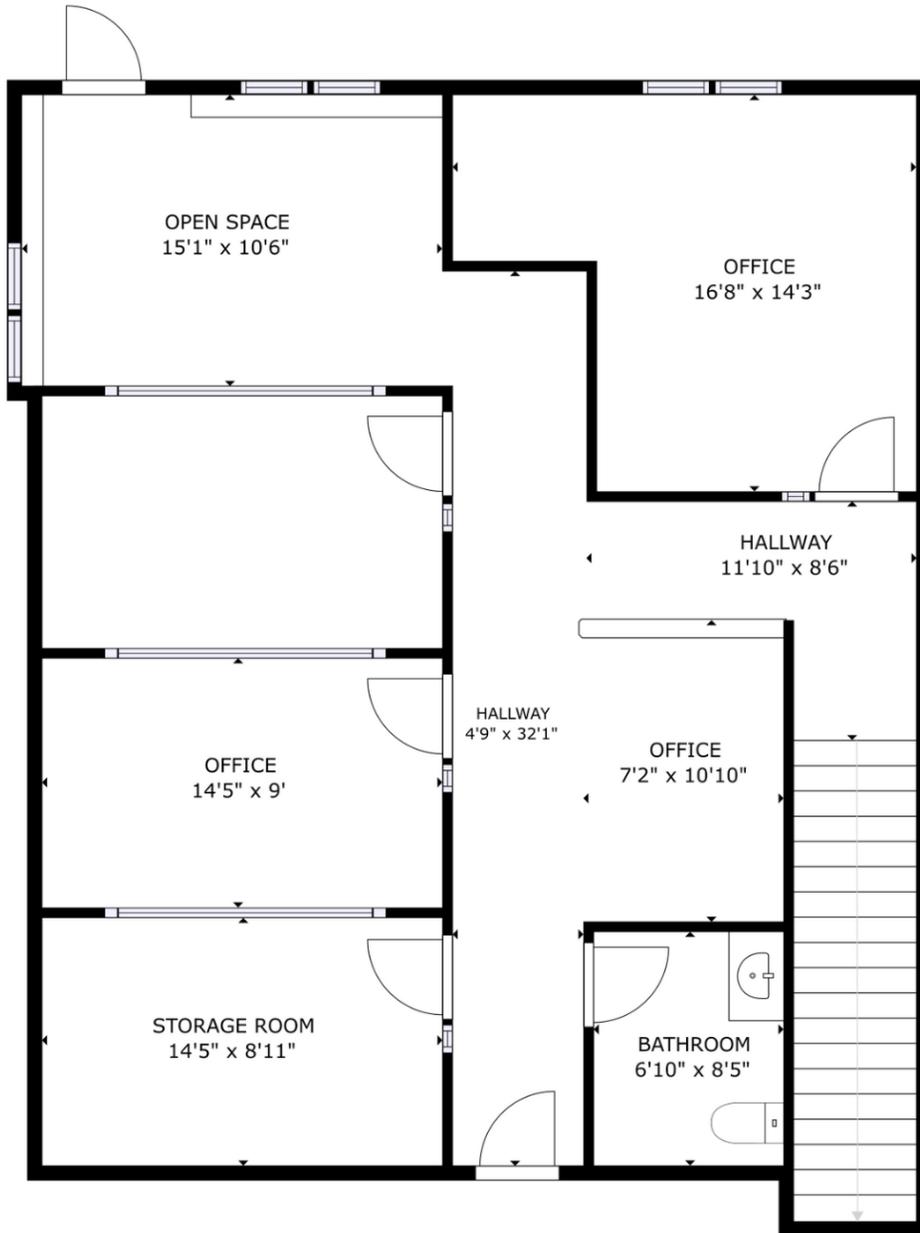


Exterior Photos



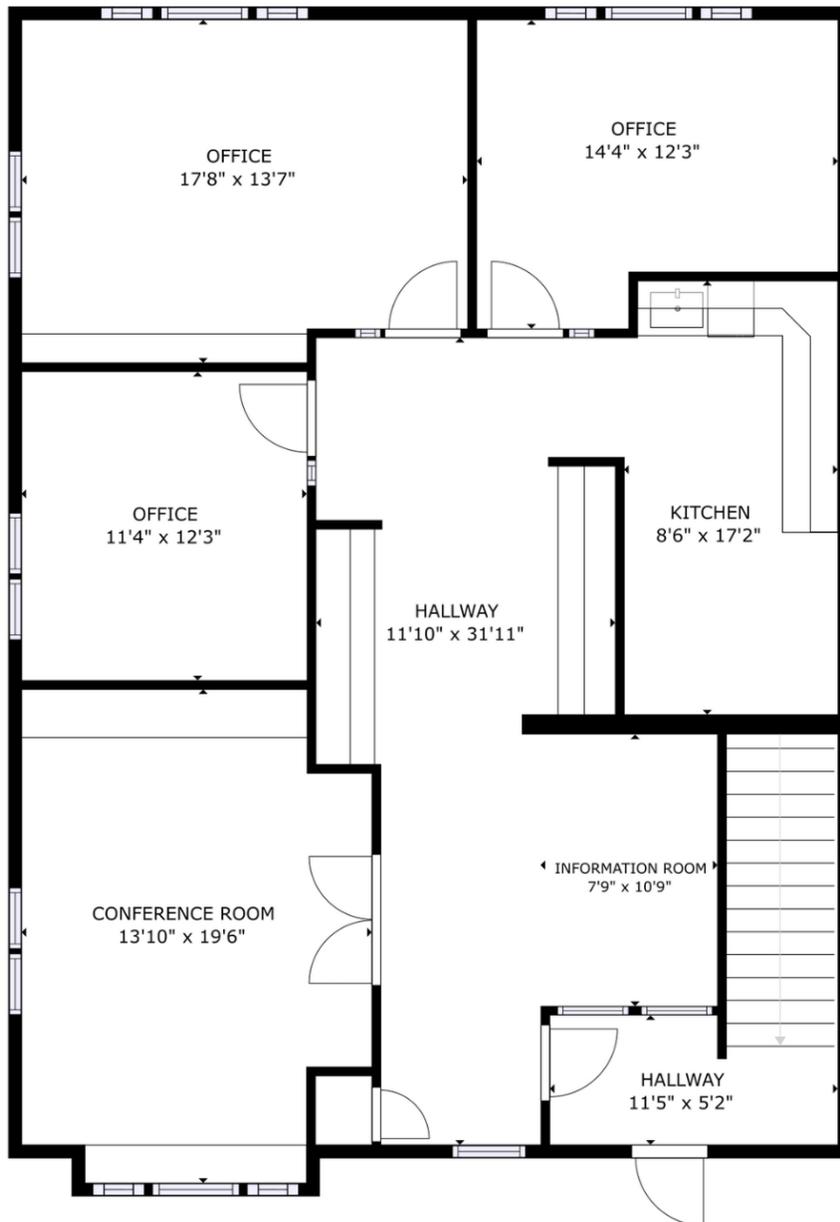
Floor Plans (2191 Northdale Blvd NW)

FLOOR 1



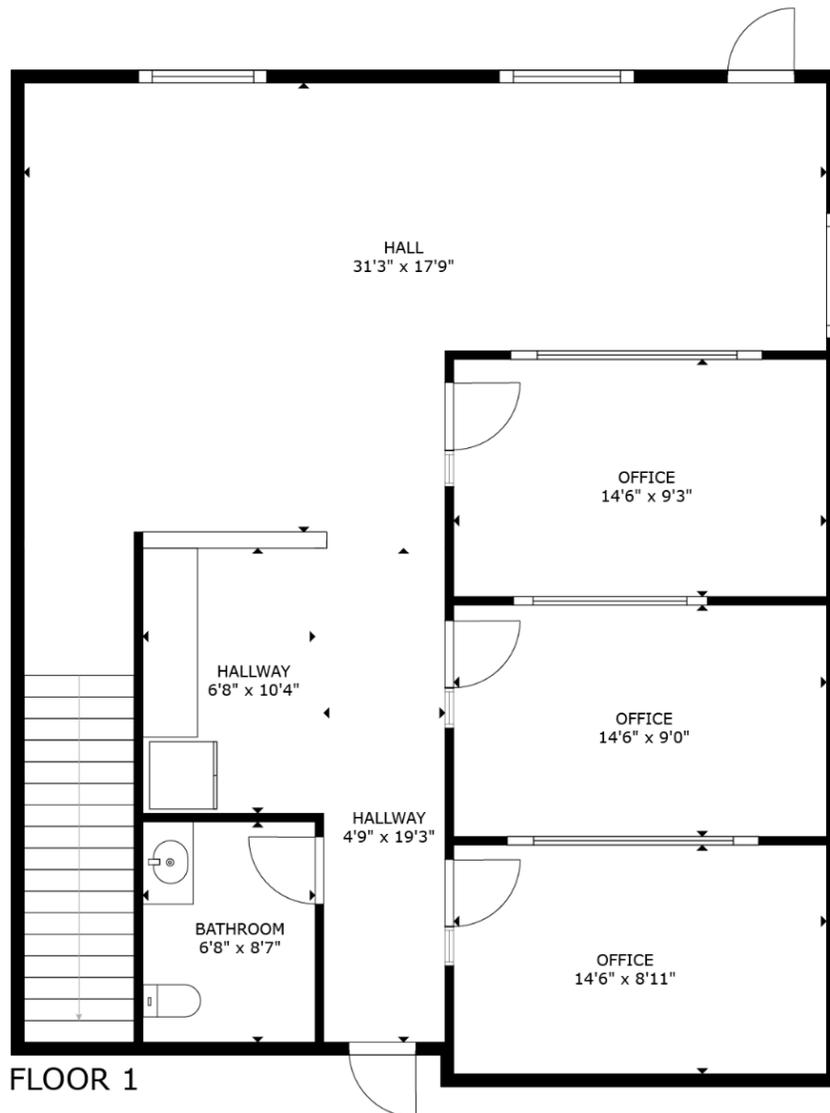
Floor Plans (2191 Northdale Blvd NW)

FLOOR 2



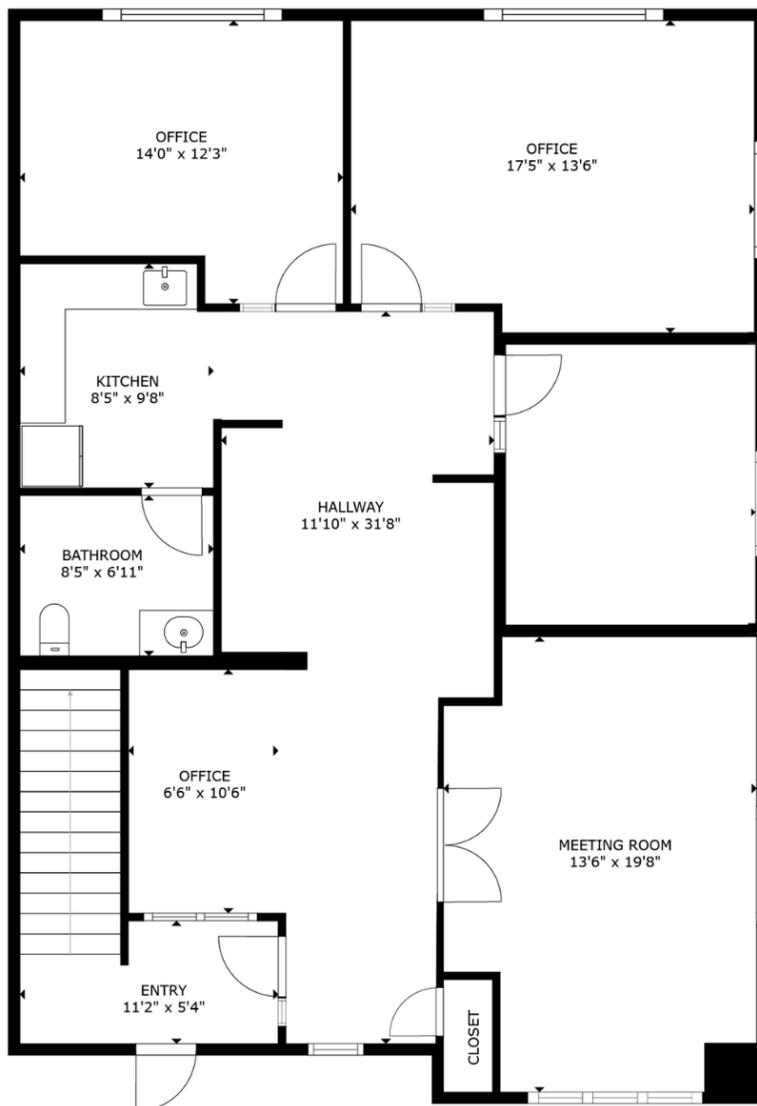
Floor Plans (2195 Northdale Blvd NW)

FLOOR 1

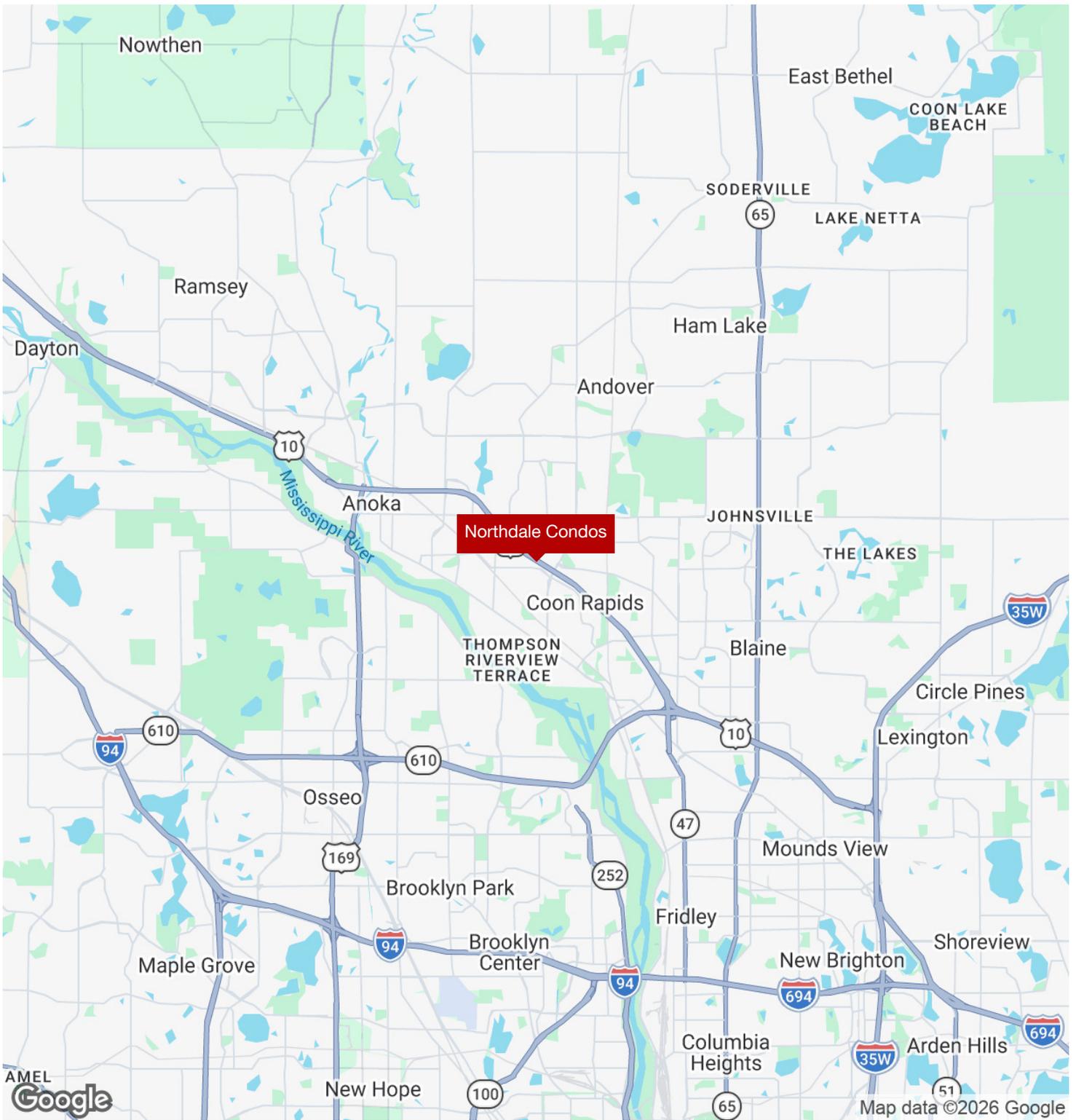


Floor Plans (2195 Northdale Blvd NW)

FLOOR 2



Regional Map



Map data ©2026 Google



Retailer Map

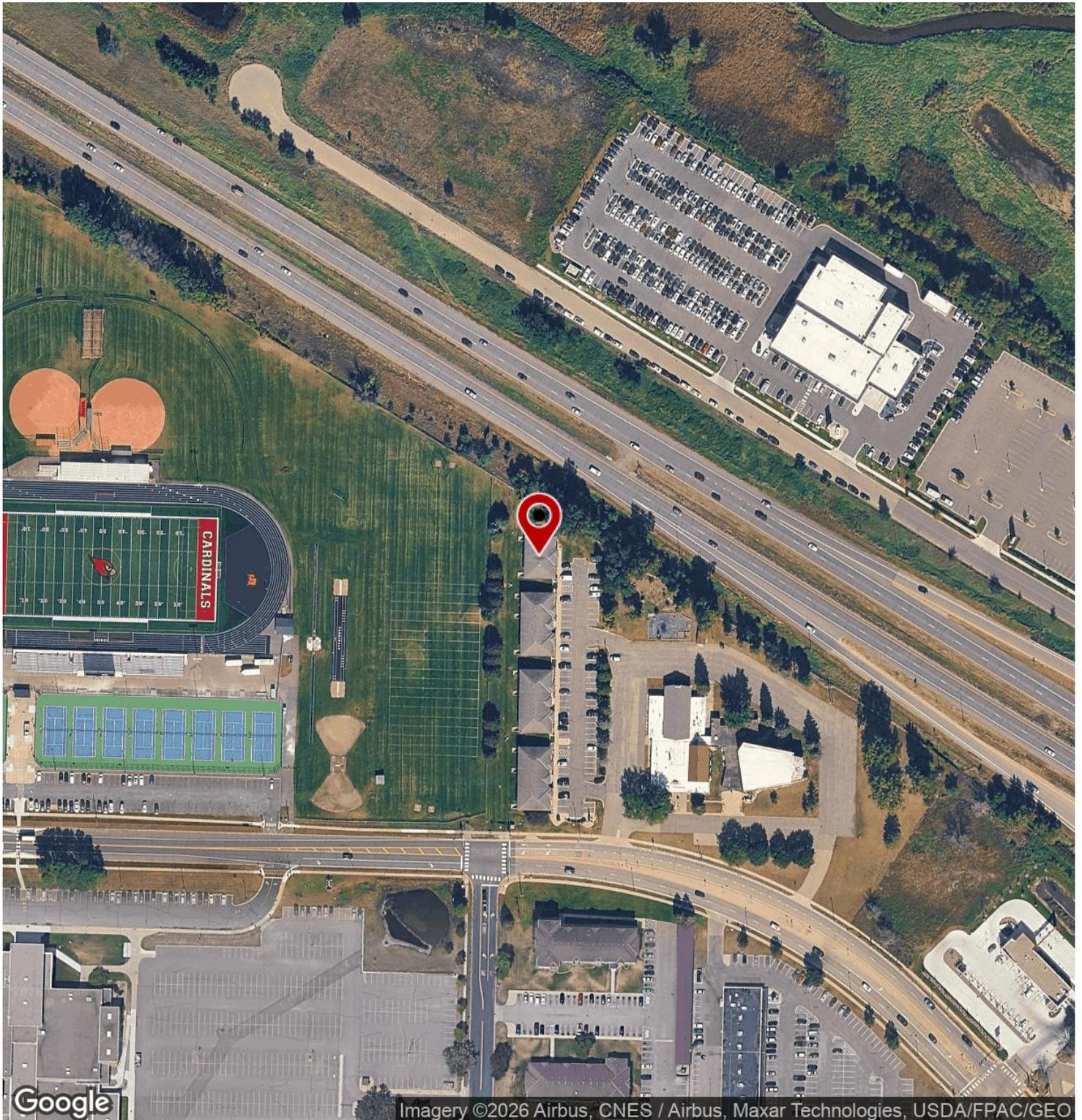


Google

Map data ©2025 Google



Aerial Map

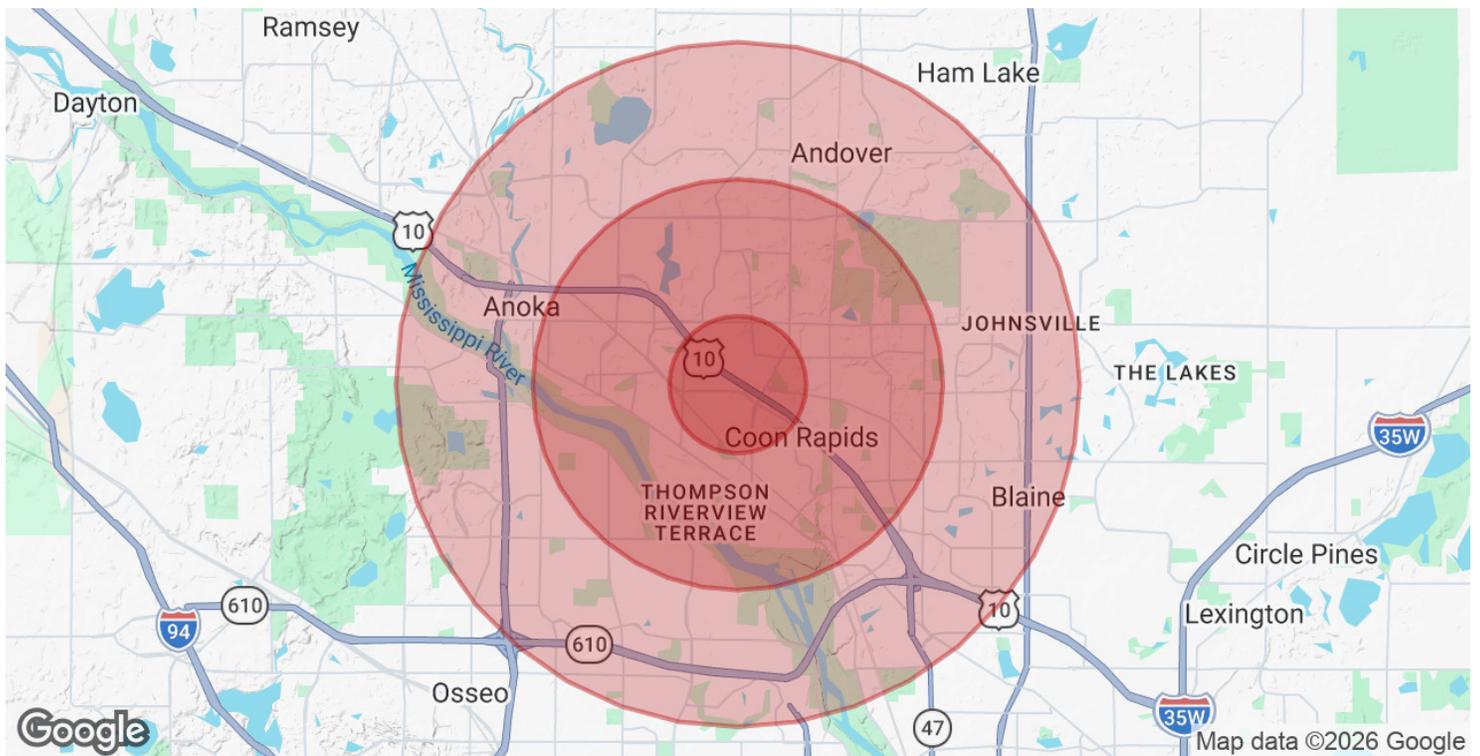


Google

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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

