



FOR SALE

Multi Tenant Investment for Sale

3050 Coon Rapids Blvd NW,
Coon Rapids, MN 55433

pybe.com | 7401 Bush Lake Road, Edina, MN 55439 | 612.444.3333



PROPERTY HIGHLIGHTS

- Large multi-tenant commercial building
- Zoning allows Automotive & Office Warehouse uses through CUP
- Low rental rates through out the building with room for future Income Upside
- Solid tenants with good mixture of uses
- Major renovations completed recently by the owners, around 750k spent

OFFERING SUMMARY

Sale Price:	\$2,600,000
Number of Units:	10
Lot Size:	1.8 Acres
Building Size:	31,500 SF
NOI:	\$210,093.45
Cap Rate:	8.08%

PROPERTY DESCRIPTION

This large multi-tenant commercial building presents a compelling investment opportunity, particularly for buyers seeking value-add potential with built-in stability. The property benefits from zoning that allows for both automotive and office warehouse uses through a Conditional Use Permit (CUP), which greatly expands the scope of allowable tenants and maximizes long-term leasing flexibility.

Currently, the building is leased at below-market rental rates, leaving significant room for future income upside as leases turn over or are renegotiated. The tenant base is composed of a solid mix of occupants from various industries, providing diversification and reducing the risk associated with vacancy or market shifts.

In addition to its favorable zoning and tenant structure, the property has recently undergone major renovations totaling approximately \$750,000. These capital improvements were completed by the current ownership and address many of the typical deferred maintenance items, positioning the building for reduced operational costs in the near term and increased attractiveness to new tenants.

Overall, this asset combines strong fundamentals with meaningful upside potential, making it an ideal candidate for investors seeking both stability and growth in a well-located commercial property.

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VP of Investor Relations

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PROFESSIONAL BACKGROUND

Rustam Muharov began his real estate career in 2013 at the age of 17. In his first five years, he focused on sourcing investment opportunities, working as a licensed realtor representing investors, managing residential flips, and buying and selling rental properties.

Starting 2018, Rustam has been active in the commercial real estate space. His first commercial deal yielded a \$450,000 profit within just six months—from acquisition to sale. Today, he oversees multiple commercial real estate projects ranging in value from \$2 million to \$15 million, with a hands-on approach to acquisitions, asset management, and strategic growth.

Rustam has successfully completed around 50 commercial real estate transactions, participating from all sides of the equation—as a buyer, seller, tenant representative, investor, end-user, and more. He has executed all elements of commercial real estate operations, including managing \$2 million construction projects, leasing, property management, listings, sales, buyer representation, sourcing off-market deals, and working directly with motivated sellers.

RECENT TRANSACTIONS



13000 Athens Ave
Lakewood OH 44107
Purchase Price: \$13,250,000
Property Type: Industrial
Building Sqft: 560,000 sqft
Land Acre: 17.00 acres



15401 Chatfield Street
Cleveland OH 44072
Purchase Price: \$4,400,000
Property Type: Industrial
Building Sqft: 153,000 sqft
Land Acre: 11.00 acres



14500 Martin Drive
Eden Prairie MN 55344
Purchase Price: \$1,600,000
Property Type: Industrial - Flex
Building Sqft: 18,500 sqft
Land Acre: 2.44 acres



5288 Stage Coach Trail
Stillwater MN 55082
Purchase Price: \$3,500,000
Property Type: Industrial - IOS
Building Sqft: 19,000 sqft
Land Acre: 9.00 acres

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Sale Price	\$2,600,000
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PROPERTY INFORMATION	
Property Type	Retail
Property Subtype	Street Retail
Zoning	PORT: Campus Square
Lot Size	1.8 Acres
APN #	16-31-24-32-0007
Corner Property	Yes

BUILDING INFORMATION	
Building Size	31,500 SF
NOI	\$210,093.45
Cap Rate	8.08
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	22 ft
Minimum Ceiling Height	11 ft
Number of Floors	1
Average Floor Size	31,500 SF
Year Built	1978
Year Last Renovated	2021
Gross Leasable Area	31,500 SF
Construction Status	Existing
Roof	Metal / Older Condition
Number of Buildings	1



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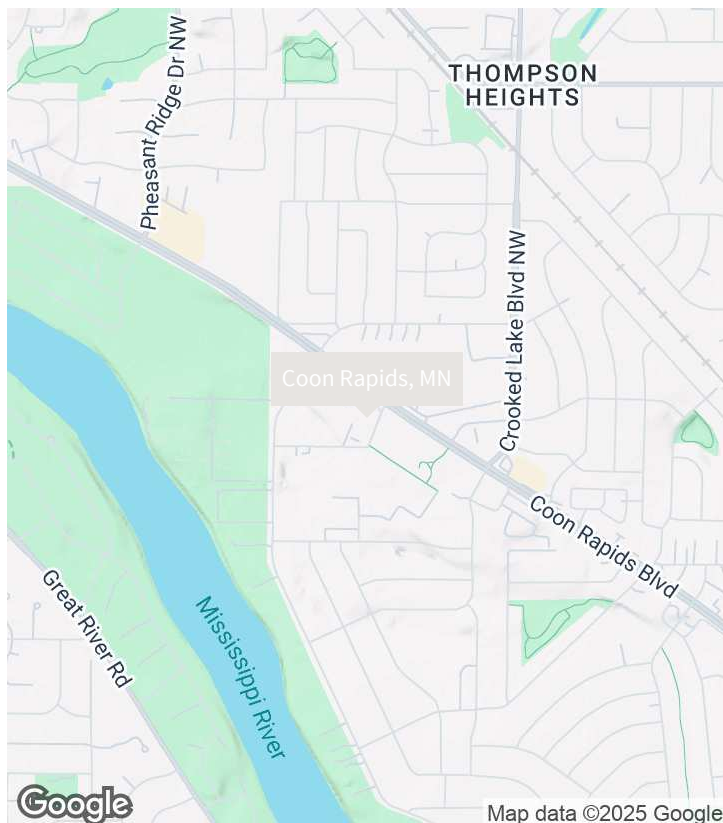
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LOCATION DESCRIPTION

Located at 3050 Coon Rapids Blvd NW, Minneapolis, MN 55433, this property sits in a high-traffic commercial corridor in Coon Rapids. It offers excellent visibility, easy access to major highways, and is just minutes from the Northstar commuter rail. Surrounded by retail, dining, and residential neighborhoods, it's a prime spot for business in a growing suburban market.

LOCATION DETAILS

Market	Minneapolis-St Paul (Twin Cities Metro)
Sub Market	Coon Rapids
County	Anoka
Cross Streets	Situated just off busy Coon Rapids Blvd NW, near its intersection with 111th Ave NW
Signal Intersection	Yes

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING
110	Custom Care Remodeling Corp dba MSP Demolition	8,200 SF	26.03%
114	Timothy Jacobs	3,354 SF	10.65%
115	Black on Black Tinting & Wrap LLC & Haji Locksmith LLC	4,200 SF	13.33%
116-117	City Wide PPF LLC	4,773 SF	15.15%
119	Seamless Gutters and More LLC_1	2,305 SF	7.32%
122	CR Tobacco and Vape LLC	3,045 SF	9.67%
118	Nerding Out LLC	2,042 SF	6.48%
120	Nerding Out LLC_1	2,000 SF	6.35%
121	Excha LLC	1,500 SF	4.76%
TOTALS		31,419 SF	99.74%
AVERAGES		3,491 SF	11.08%

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INCOME SUMMARY

Vacancy Cost	\$0
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GROSS INCOME	\$306,935
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EXPENSES SUMMARY

Maintenance & Repairs	\$40,068
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Make-Ready & Turnover	\$7,725
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Property Management & Admin	\$9,089
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Insurance	\$9,477
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Property Taxes	\$21,788
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Utilities	\$8,693
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OPERATING EXPENSES	\$96,842
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NET OPERATING INCOME	\$210,093
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INVESTMENT OVERVIEW

Price	\$2,600,000
Price per SF	\$83
CAP Rate	8.08%
Cash-on-Cash Return (yr 1)	7.45%
Total Return (yr 1)	\$79,416
Debt Coverage Ratio	1.3

OPERATING DATA

Gross Income	\$306,935
Operating Expenses	\$96,842
Net Operating Income	\$210,093
Pre-Tax Cash Flow	\$48,420

FINANCING DATA

Down Payment	\$650,000
Loan Amount	\$1,950,000
Debt Service	\$161,673
Debt Service Monthly	\$13,472
Principal Reduction (yr 1)	\$30,995

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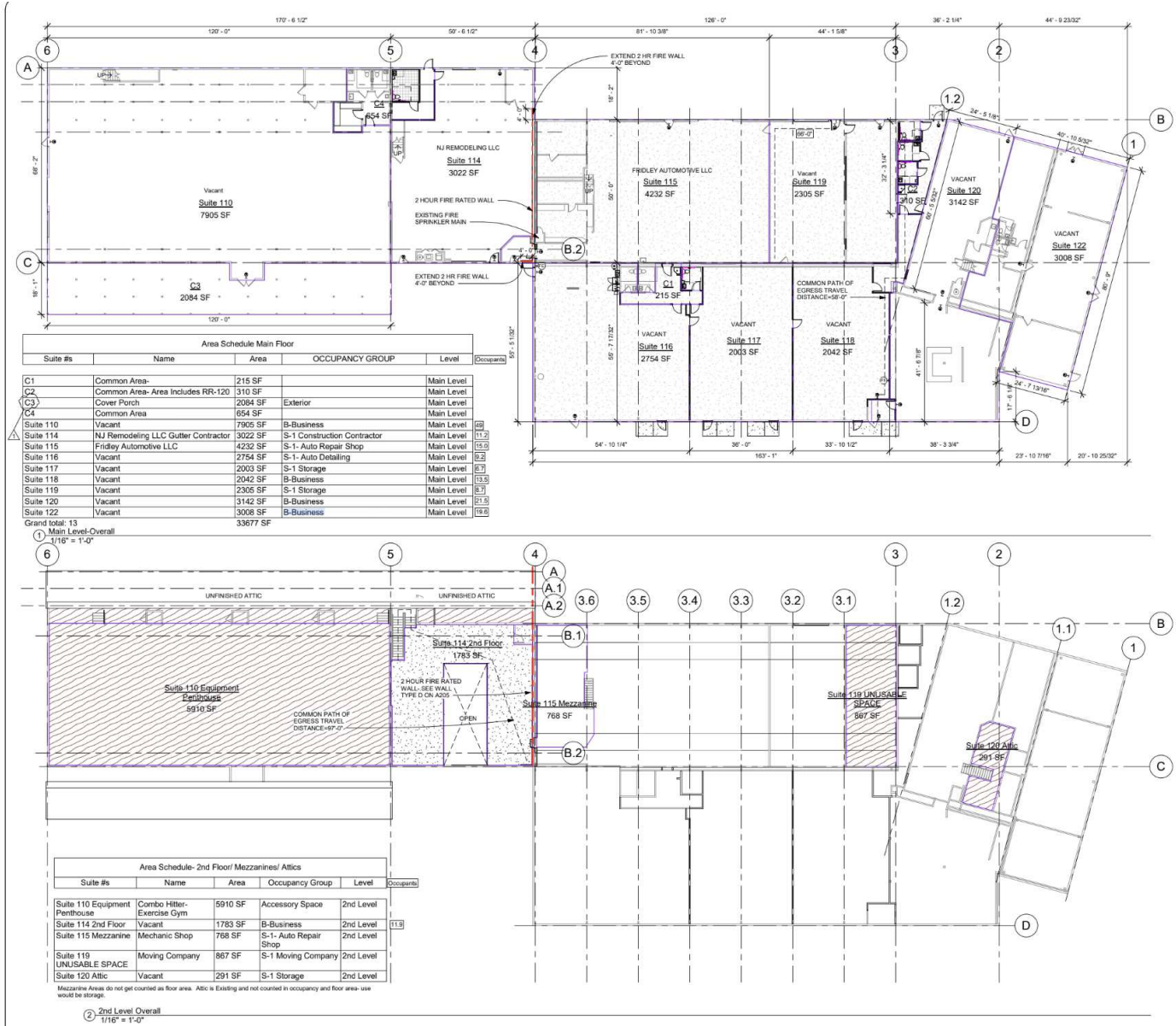
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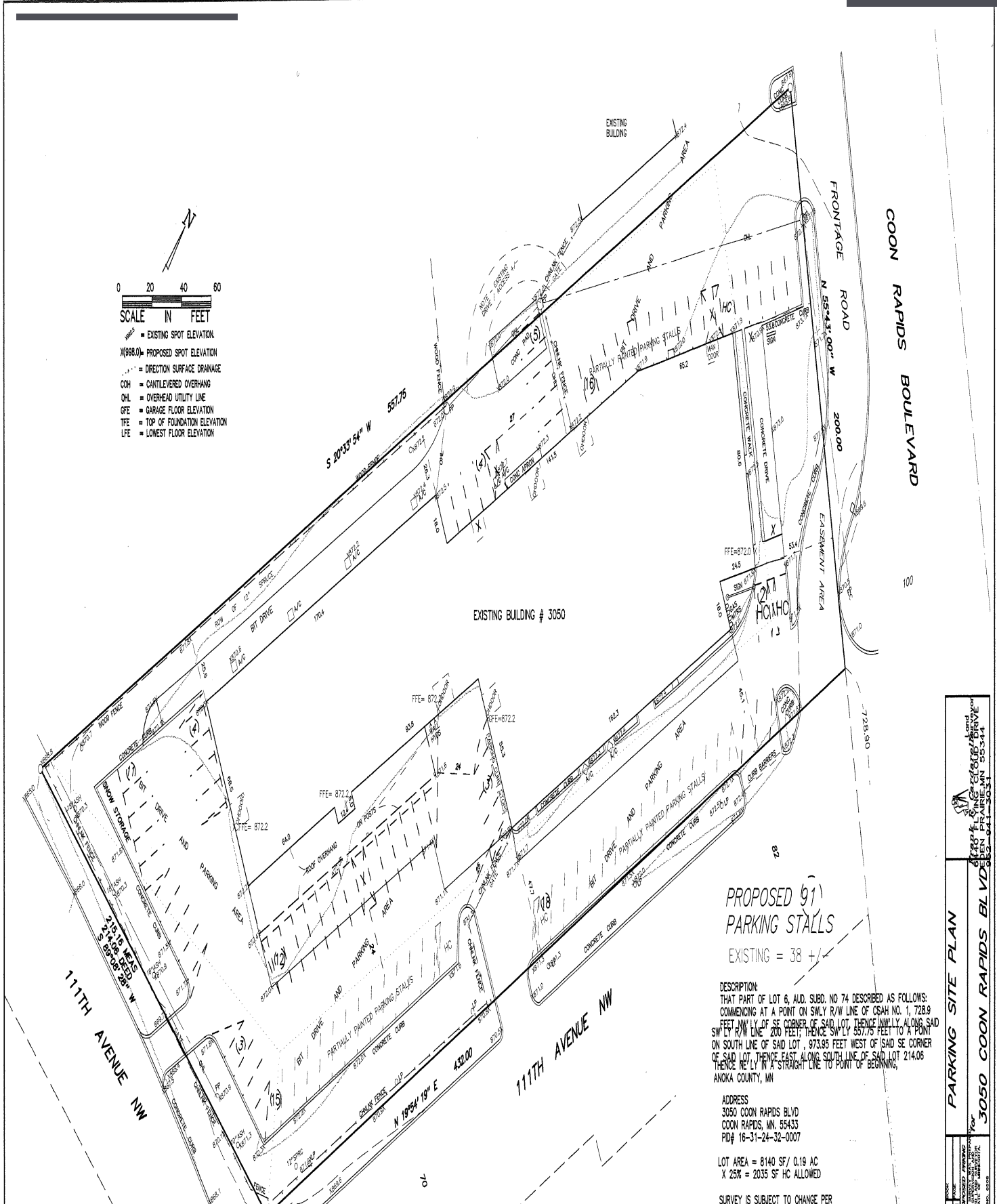
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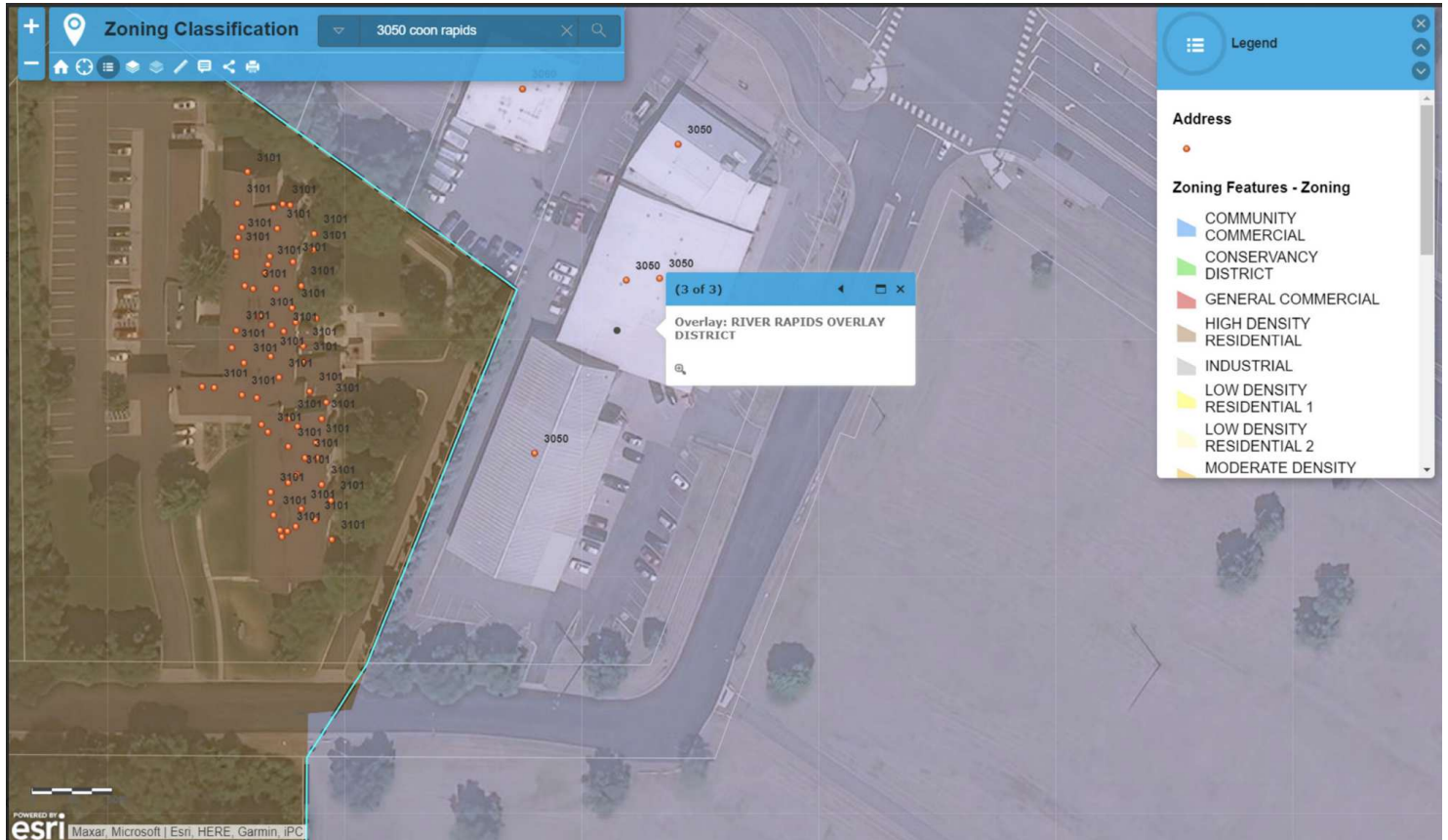
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PORT ZONING - CAMPUS SQUARE \ River Rapids Overlay

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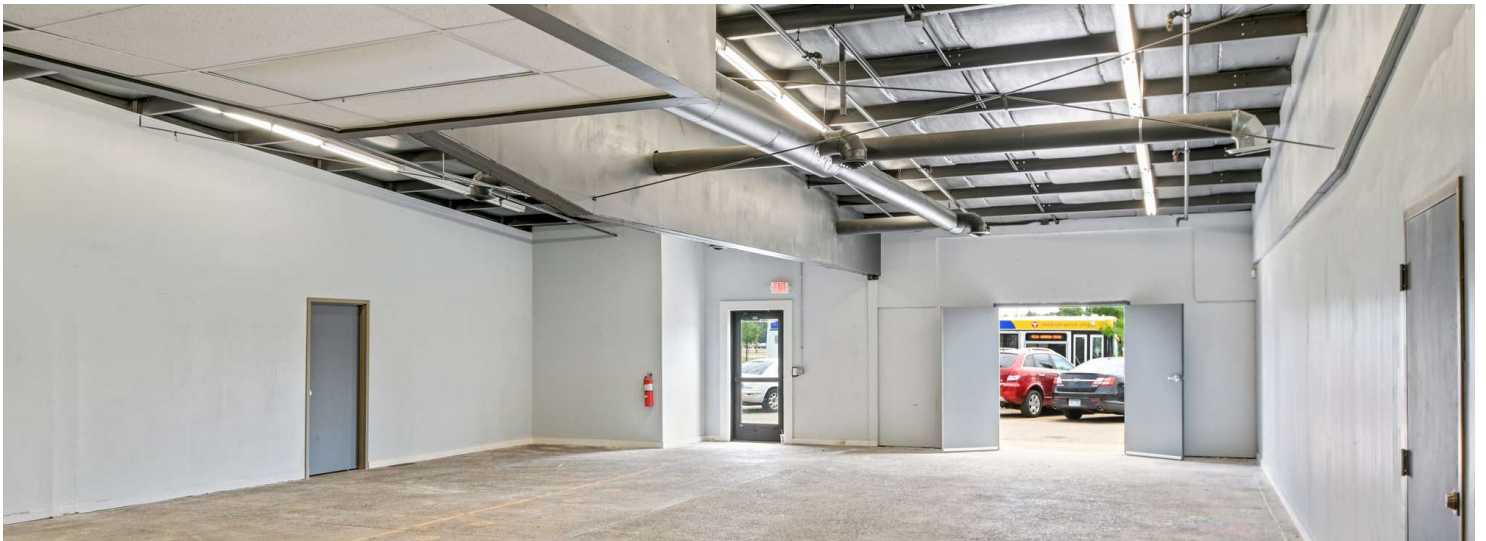
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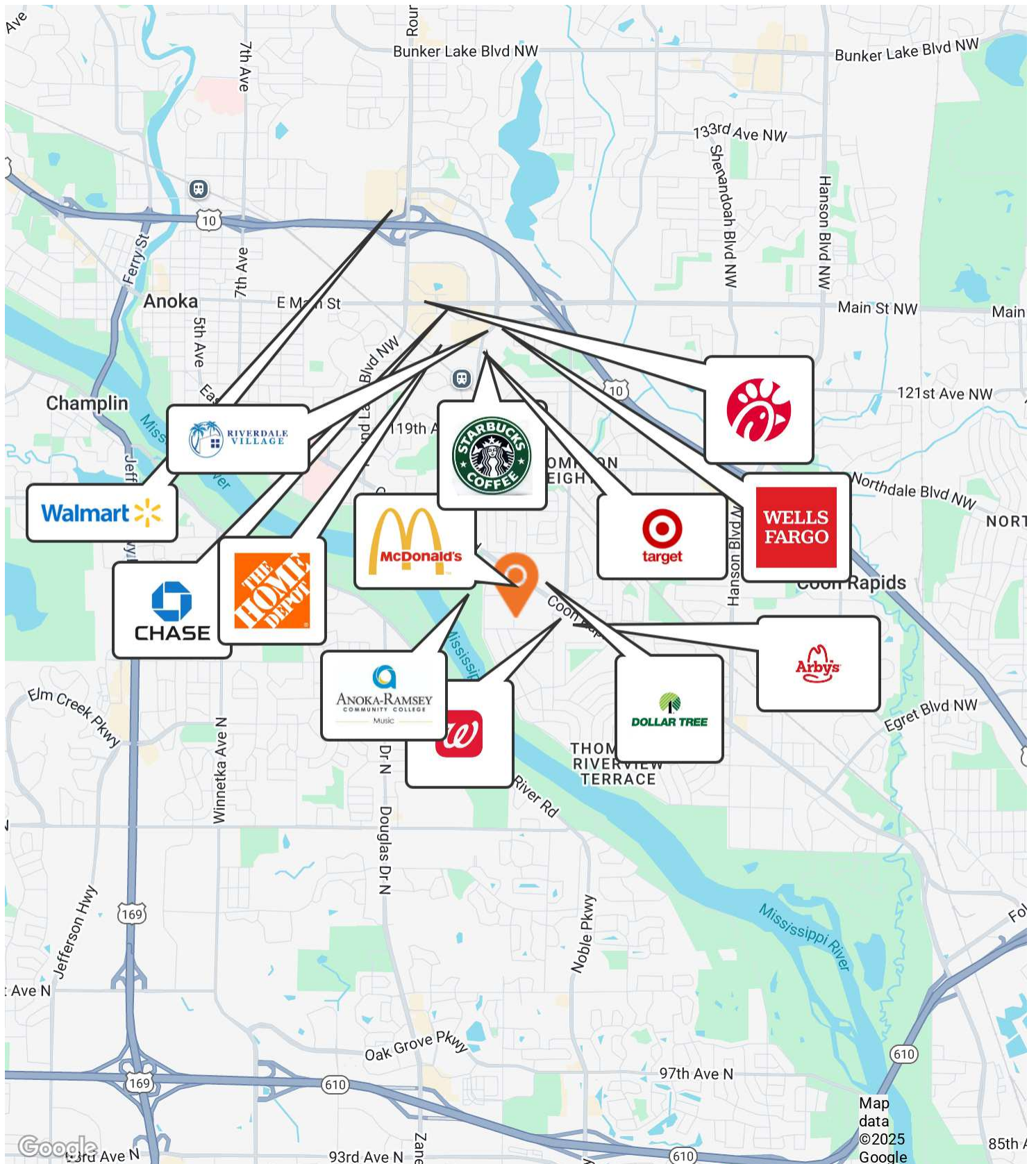
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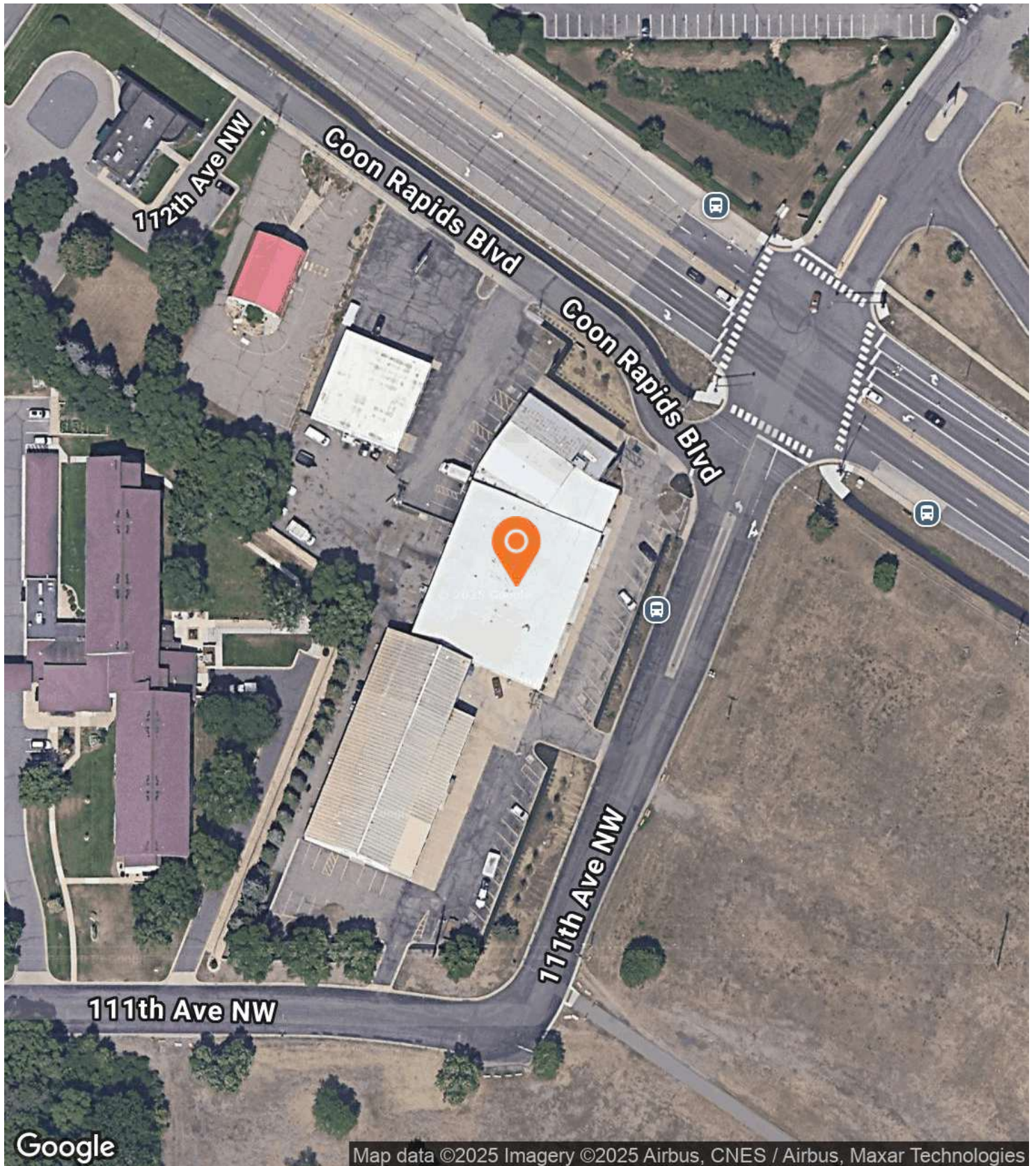
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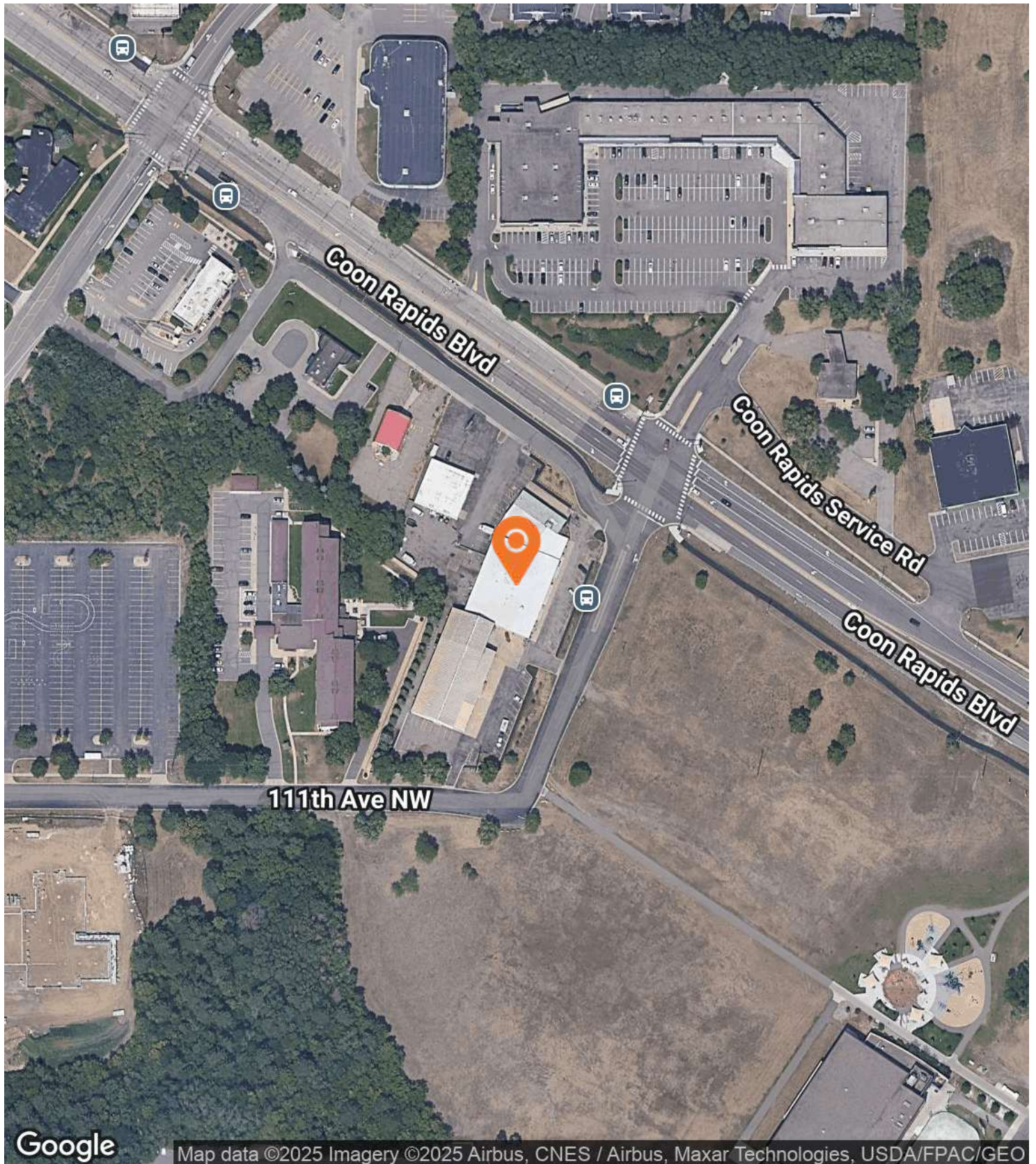
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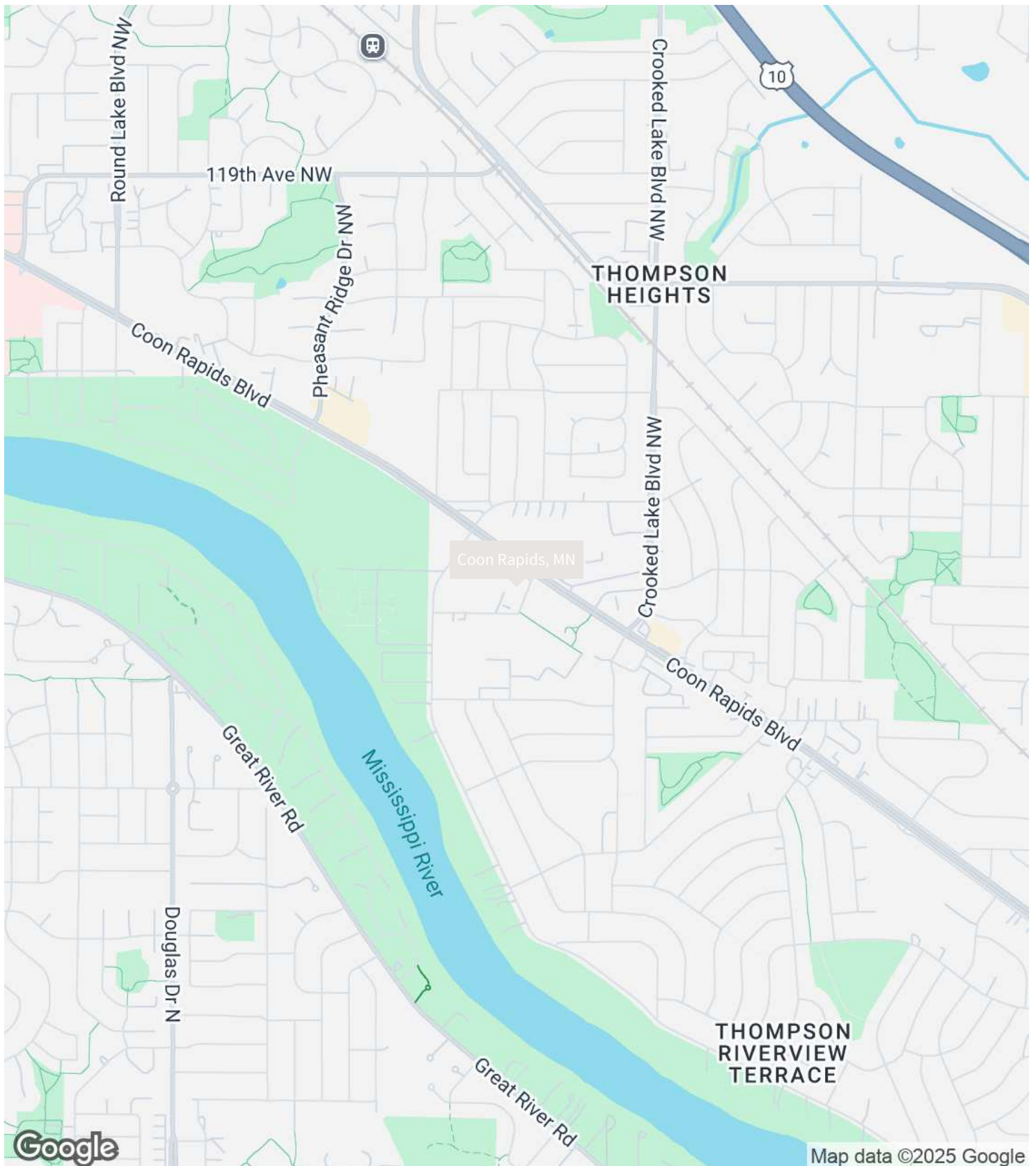
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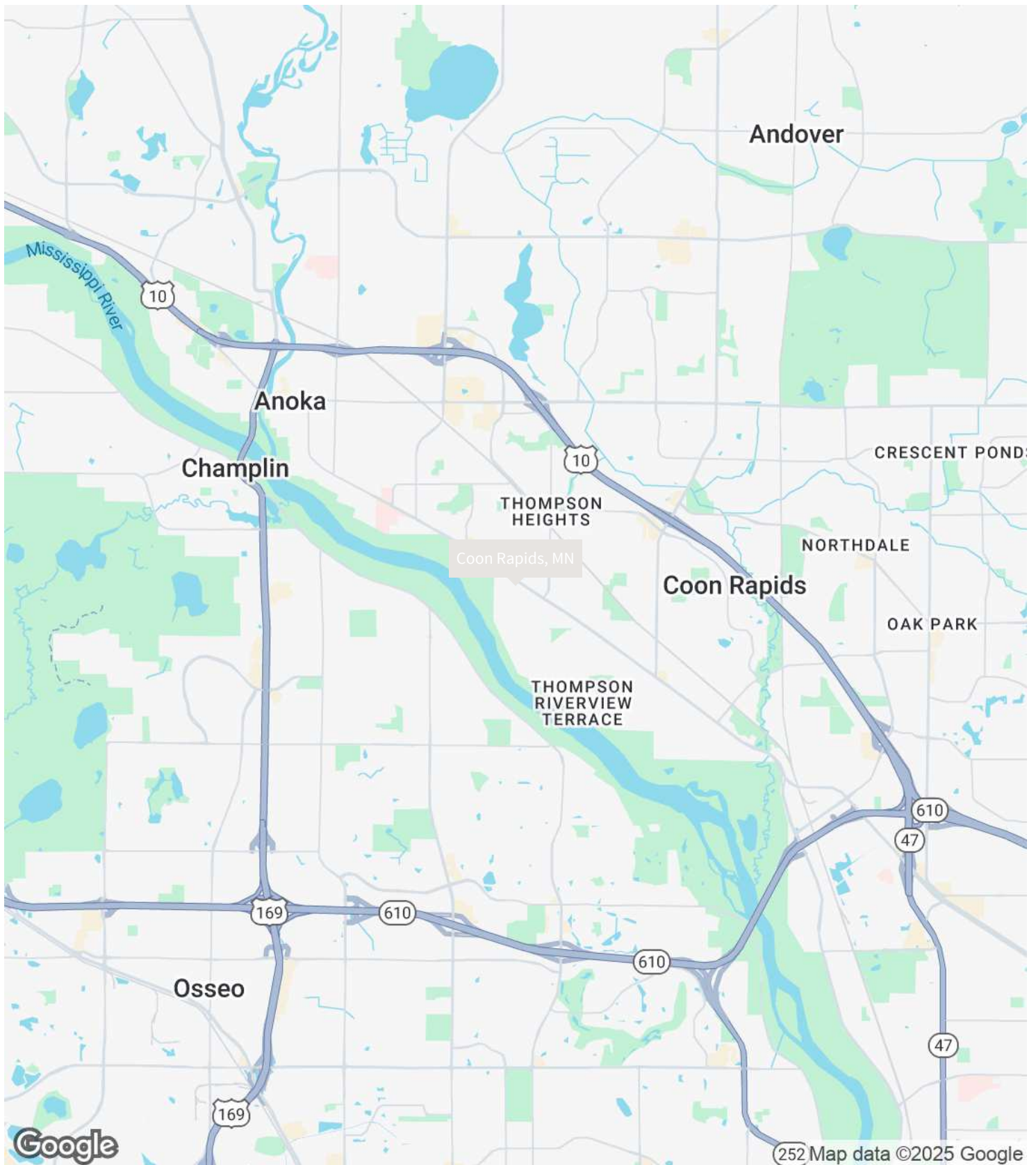
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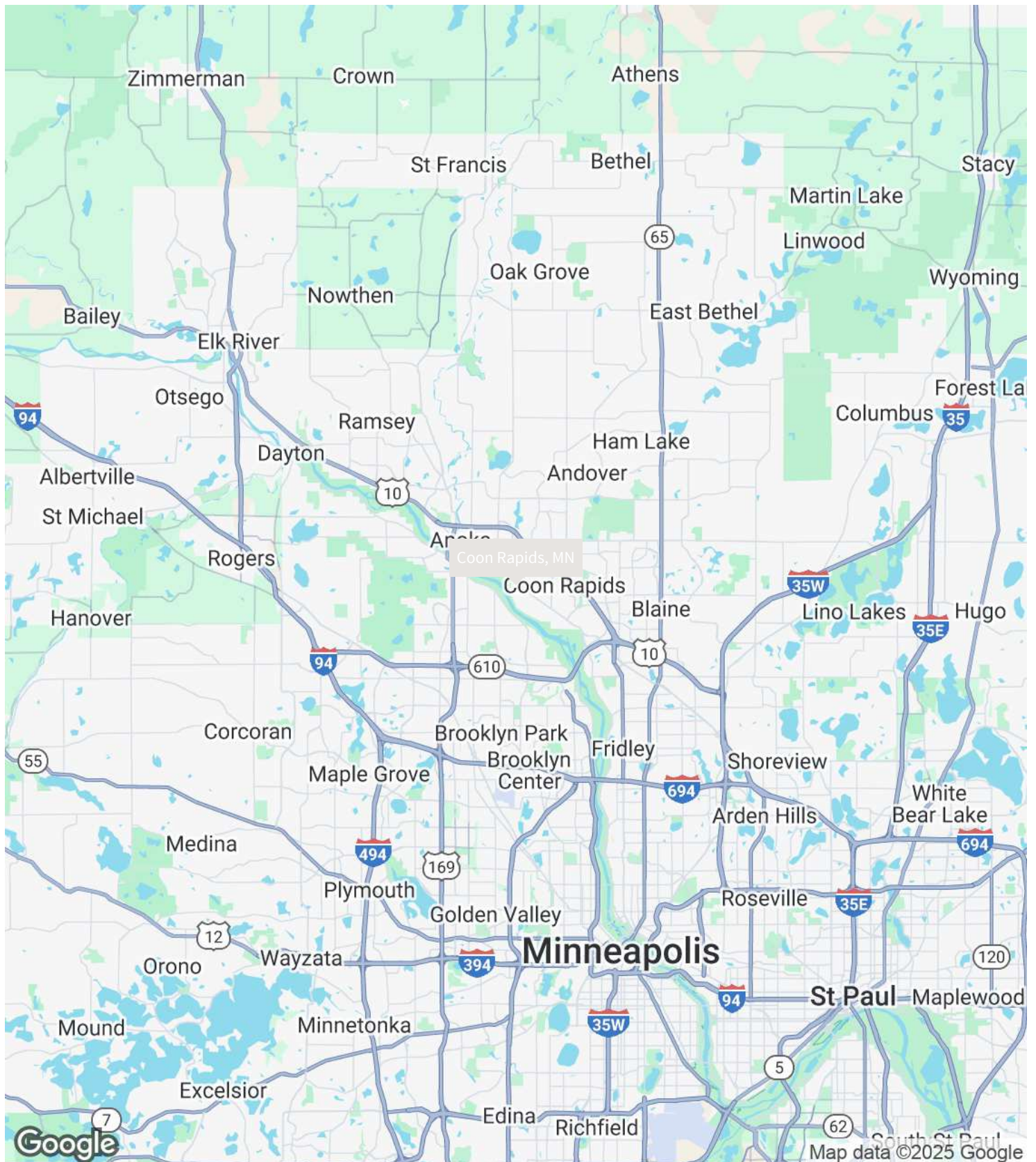
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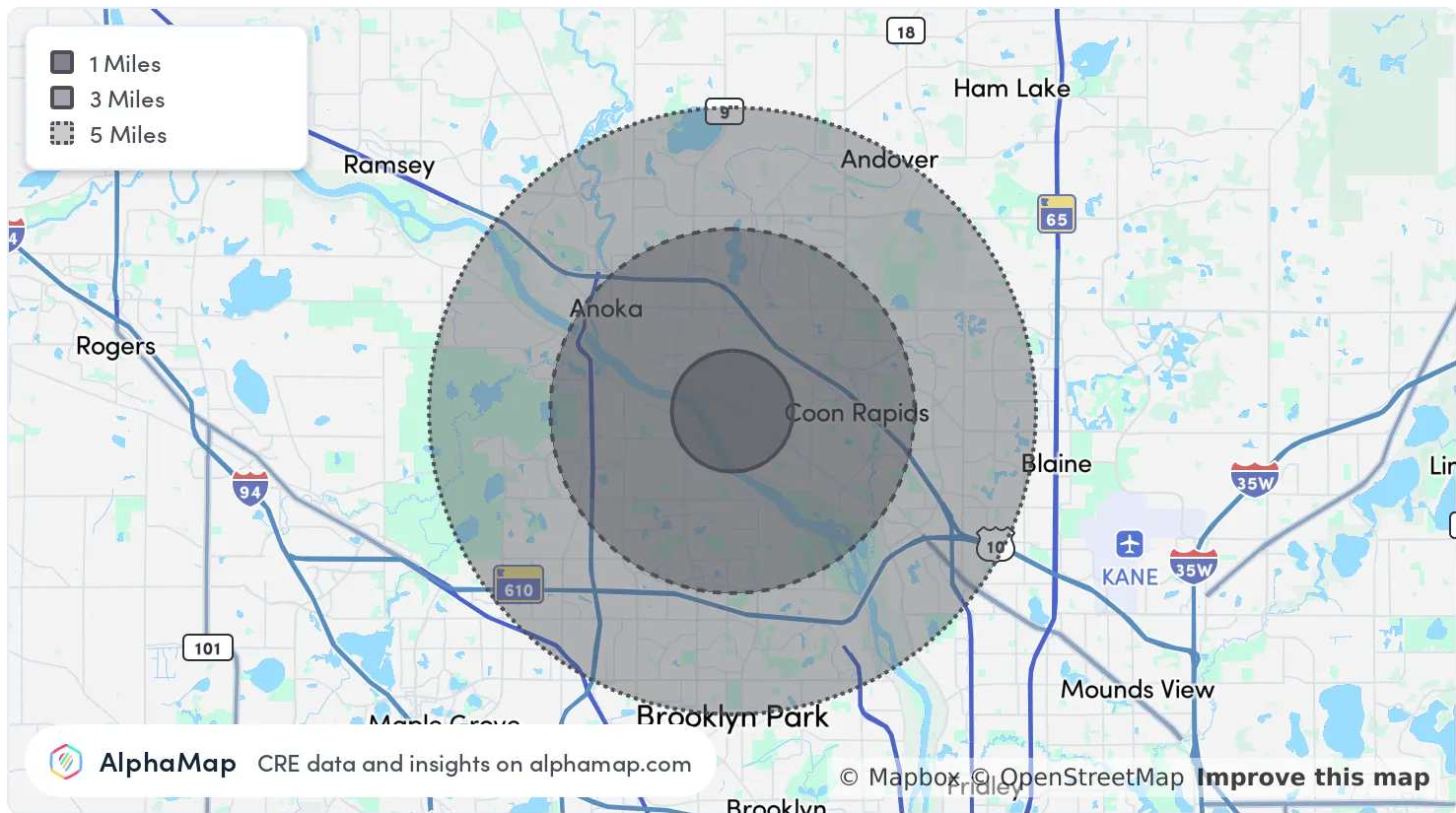
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,443	84,850	189,869
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,055	32,477	70,763
Persons per HH	2.6	2.6	2.7
Average HH Income	\$95,461	\$115,201	\$119,475
Average House Value	\$312,506	\$349,167	\$350,880
Per Capita Income	\$36,715	\$44,308	\$44,250

Map and demographics data derived from AlphaMap

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