

Northdale Commons Office Park | Two Office Condos For Sale

COON RAPIDS, MN



OFFICE BUILDING FOR SALE

KW COMMERCIAL
800 N Washington Ave
Ste 460
Minneapolis, MN 55401

PRESENTED BY:

CHAD HEER
CCIM | Managing Director | Summit CRE Group MN
O: 612.963.5147
C:
chadheer@kwcommercial.com

OFFICE FOR SALE

NORTHDALÉ COMMONS OFFICE PARK | TWO OFFICE CONDOS FOR SALE

2191-2195 Northdale Boulevard NW, Coon Rapids, MN 55433



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 (or purchase just one) Office Condo offering! Two leases in place through October 2026 & November 2028, respectively. They can be extended or an owner-user could occupy the space shortly after purchase.

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.

OFFERING SUMMARY

Two-Unit (or Individual) Sales Price:	\$ 715,000 (\$357,500 / Unit)
Number of Units:	2
Building Size:	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	3,535	30,545	71,422
Total Population	9,181	78,984	191,426
Average HH Income	\$91,962	\$104,682	\$115,697

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Sale Price

\$715,000(OR \$357,500/UNIT)

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Office
2025 Real Estate Taxes (2191 Northdale)	\$ 9,271.90
2025 Real Estate Taxes (2195 Northdale)	\$ 7,647.70
Total estimated acres:	0.14
Association Budget details:	\$ 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 & 11/31/28
Association Budget details:	See marketing site for full Association documents

LOCATION INFORMATION

Building Name	Northdale Commons Office Park Two Office Condos for Sale
Street Address	2191-2195 Northdale Boulevard NW
City, State, Zip	Coon Rapids, MN 55433
County	Anoka

BUILDING INFORMATION

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)

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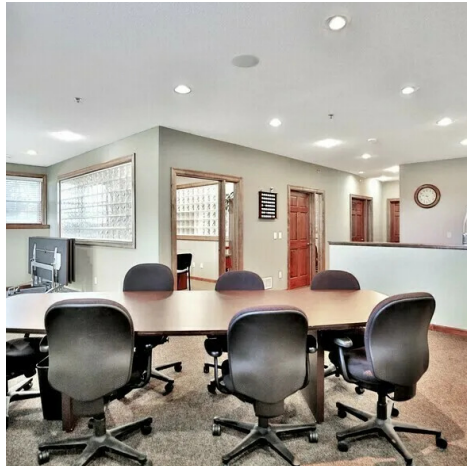
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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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FLOOR PLANS (2191 NORTHDALE BLVD NW)

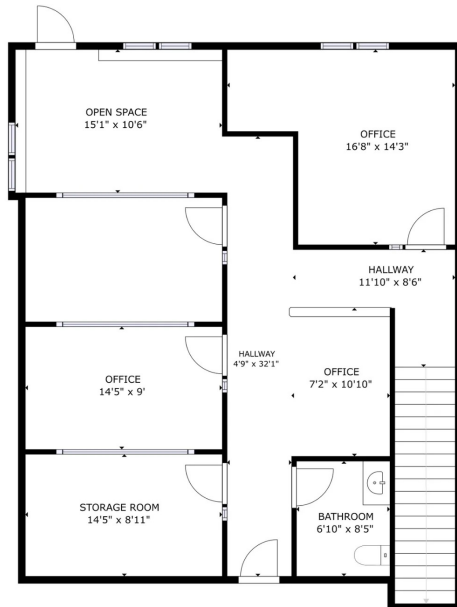
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2191 Northdale Blvd NW

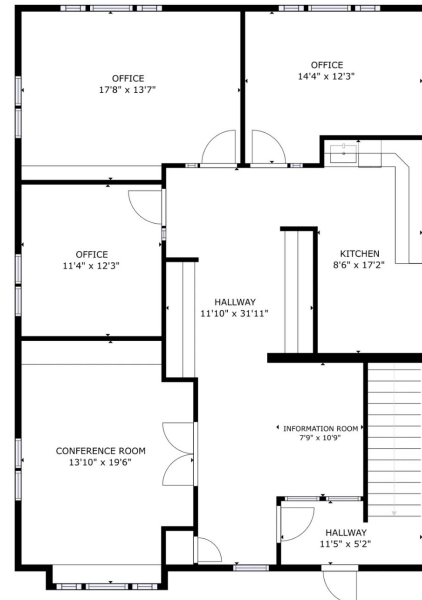
FLOOR 1



GROSS INTERNAL AREA
FLOOR 1: 1219 sq ft, FLOOR 2: 1445 sq ft
TOTAL: 2664 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

2191 Northdale Blvd NW

FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 1219 sq ft, FLOOR 2: 1445 sq ft
TOTAL: 2664 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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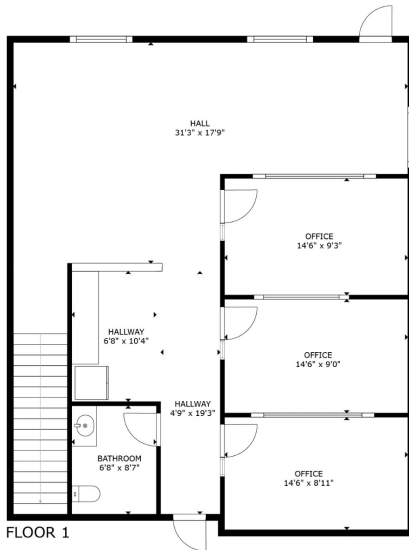
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FLOOR 1

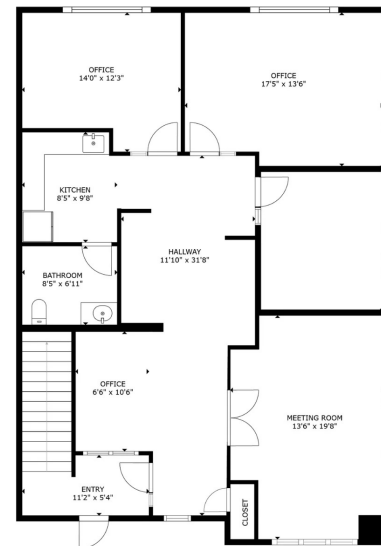


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1,182 sq. ft. FLOOR 2: 1,286 sq. ft.
TOTAL: 2,468 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

2195 Northdale Blvd NW

FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 1,182 sq. ft. FLOOR 2: 1,286 sq. ft.
TOTAL: 2,468 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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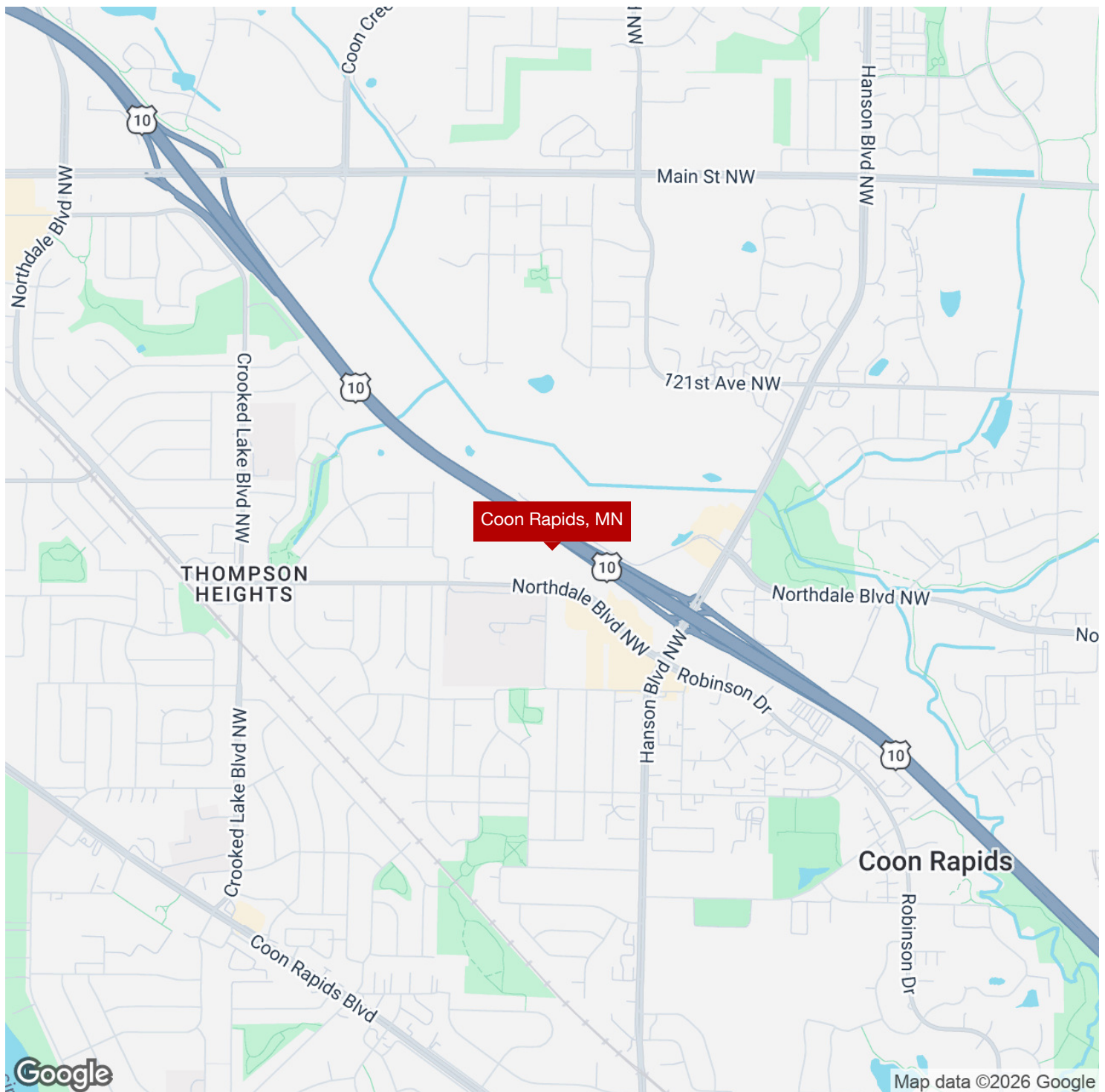
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REGIONAL MAP

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RETAILER MAP

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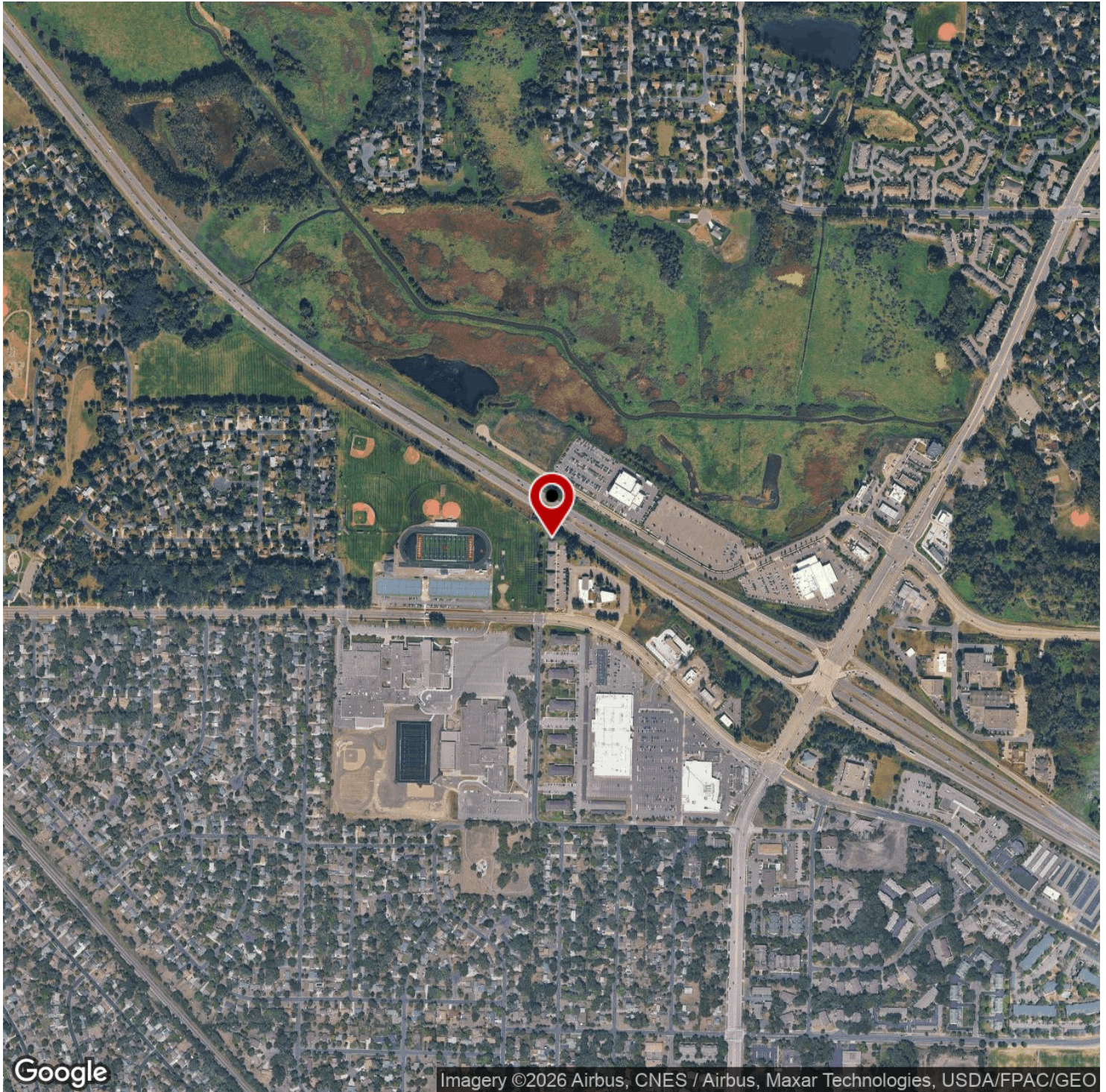
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AERIAL MAP

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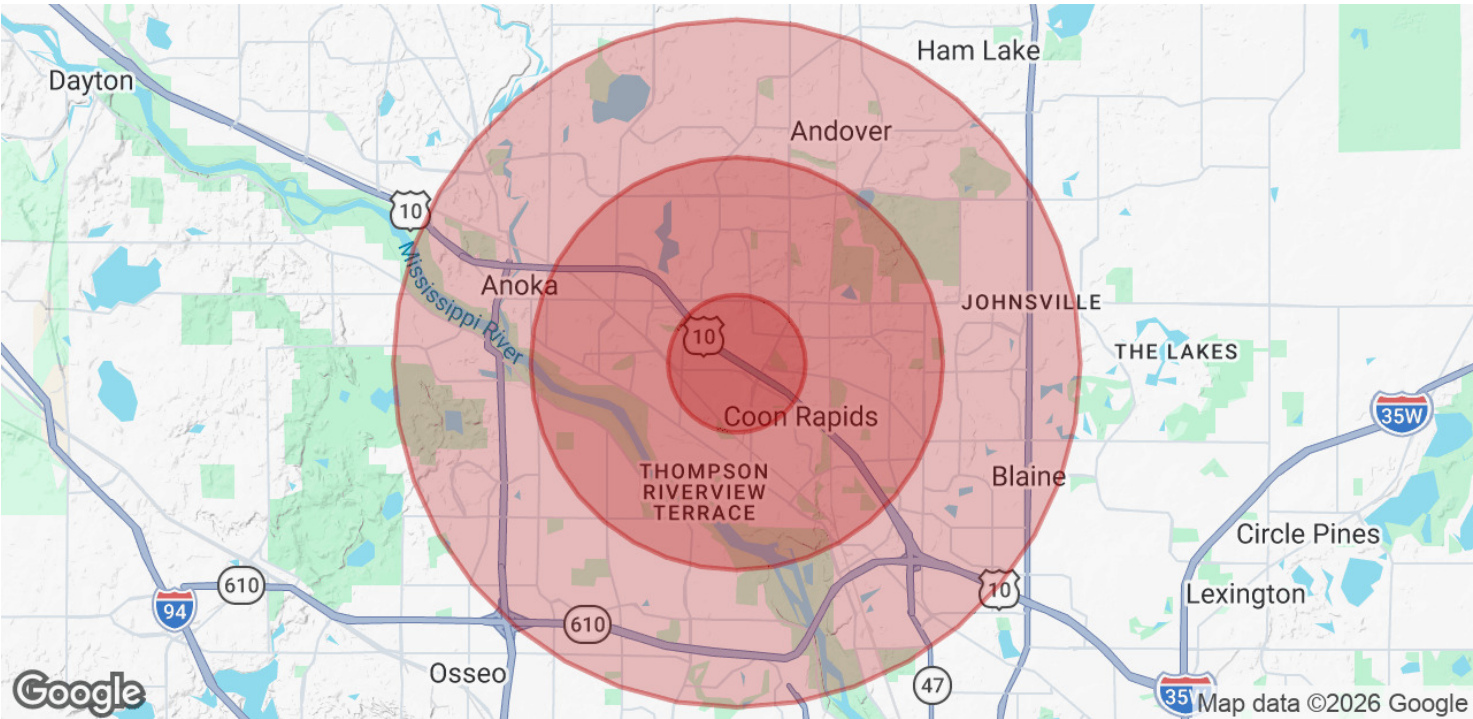
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,181	78,984	191,426
Average Age	37.4	39.5	40.0
Average Age (Male)	35.3	38.4	38.5
Average Age (Female)	39.4	40.9	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,535	30,545	71,422
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$91,962	\$104,682	\$115,697
Average House Value	\$269,317	\$303,016	\$330,163

2023 American Community Survey (ACS)

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