



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial
Building



COON RAPIDS

Coon Rapids Industrial Building

 Building Size: 5,540/sf, Lot Size: .66 Acres
1449 Coon Rapids Blvd., Coon Rapids, MN 55433

 **Sales Price: \$499,000.00**



Sheila Zachman, Broker

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North of
Coon Rapids Blvd.



East of Egret Blvd.



Two Tenant Building



Twenty (20)
Parking Spaces

PROPERTY OVERVIEW

1449 Coon Rapids Blvd. Coon Rapids, MN

Sales Price

\$499,000.00

Building Size	5,540/sf
Lot Size	.66 Acres
County	Anoka
PID	23-31-24-33-0011
2026 Taxes	\$8,480.00
Zoned	A-3, Commercial
Year Built	1957
Tenants	Multi-Tenant Building
No. Floors	One (1)
Parking	Twenty (20) Spaces



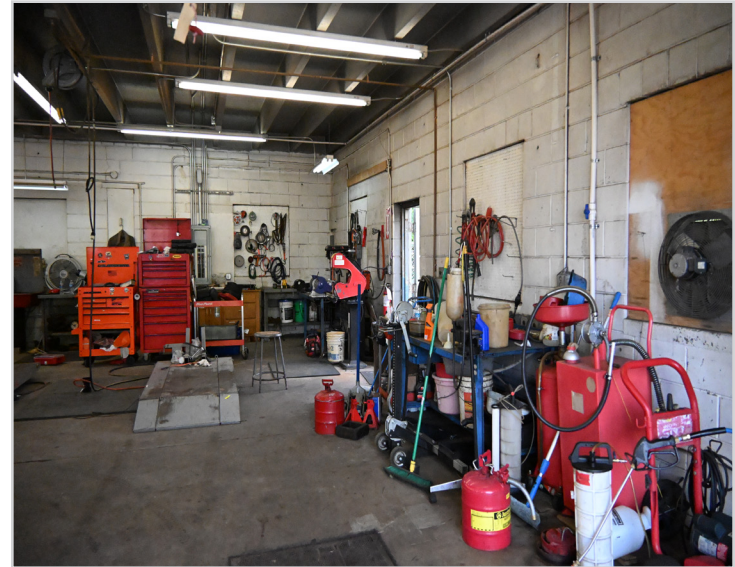
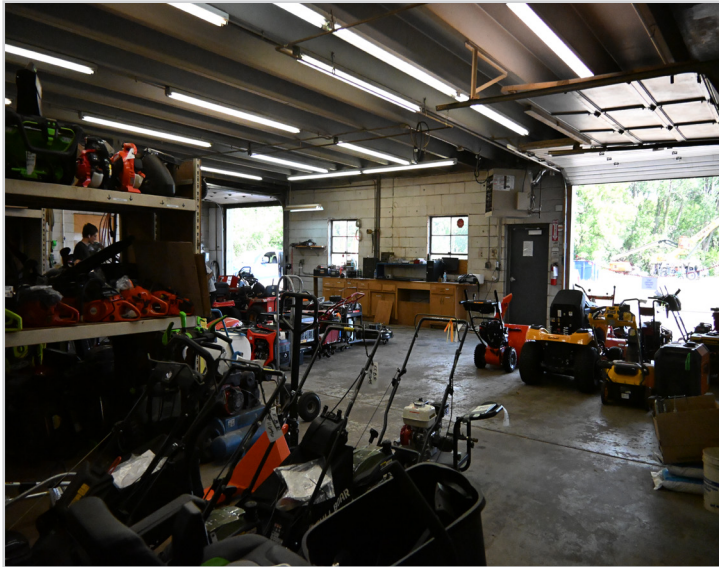
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INTERIOR - Unit 2



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INTERIOR - Unit 2



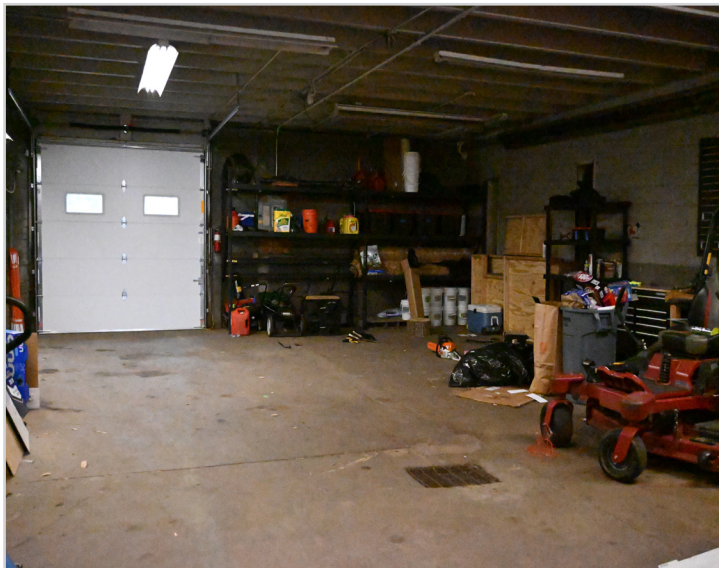
BUILDING INFORMATION

Don's Small Engine Repair - Occupied thru May 2027

- * 3,440/sf
- * Two (2) Overhead Drive-In Doors 10'
- * Clear Height 13'
- * Masonry Building
- * Outdoor Storage
- * Heat Only - No Air Conditioning
- * 3 Phase Power

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INTERIOR - Unit 1



BUILDING INFORMATION

Vacant

- * 2,100/sf
- * One (1) Overhead Drive-In Door 10'
- * Clear Height 13'
- * Masonry Building
- * Outdoor Storage
- * Heat Only - No Air Conditioning
- * 3 Phase Power

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INTERIOR/EXTERIOR - Unit 2



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