

FOR SALE

Northdale Commons

Two Office Condos For Sale

2191-2195 Northdale Boulevard NW Coon Rapids, MN 55433

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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 buy one) 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 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%

Sale Price

**\$745,000 TOTAL
(OR \$372,500/UNIT)**

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)

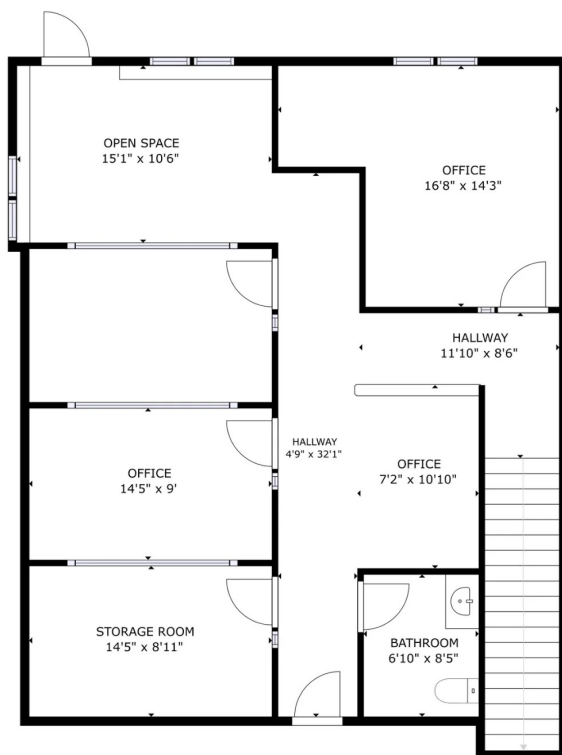
PROPERTY INFORMATION

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



2191 Northdale Blvd NW

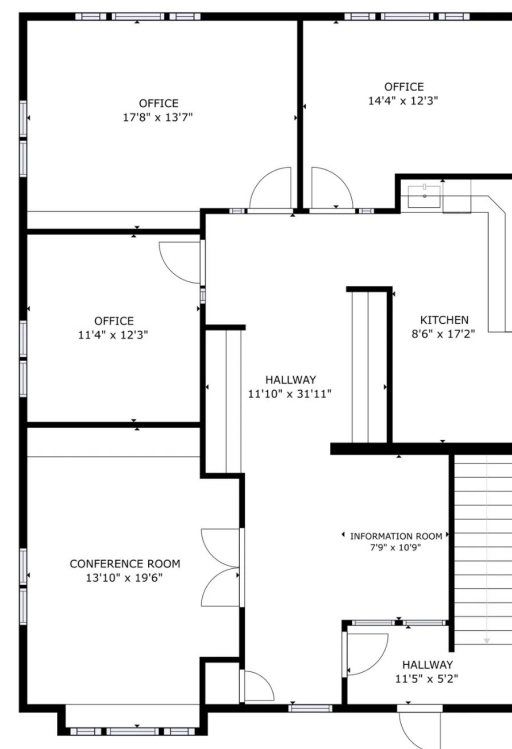
FLOOR 1



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.

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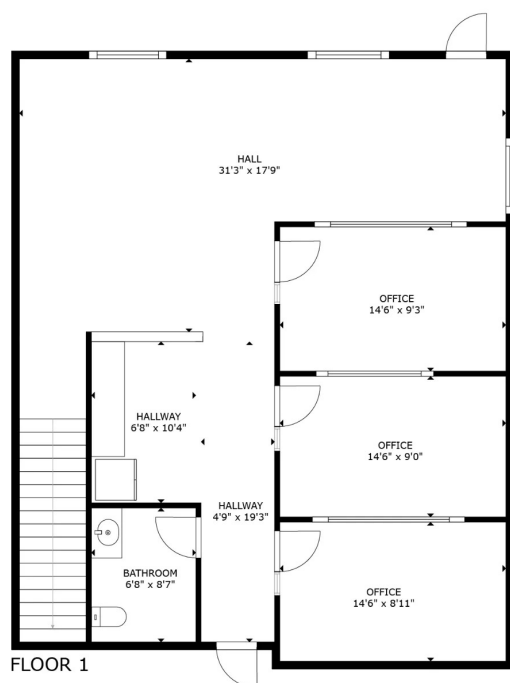
FLOOR 2



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.

2195 Northdale Blvd NW

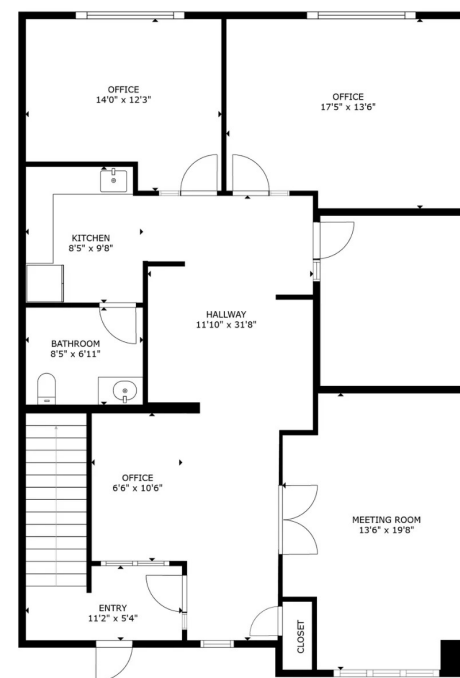
FLOOR 1



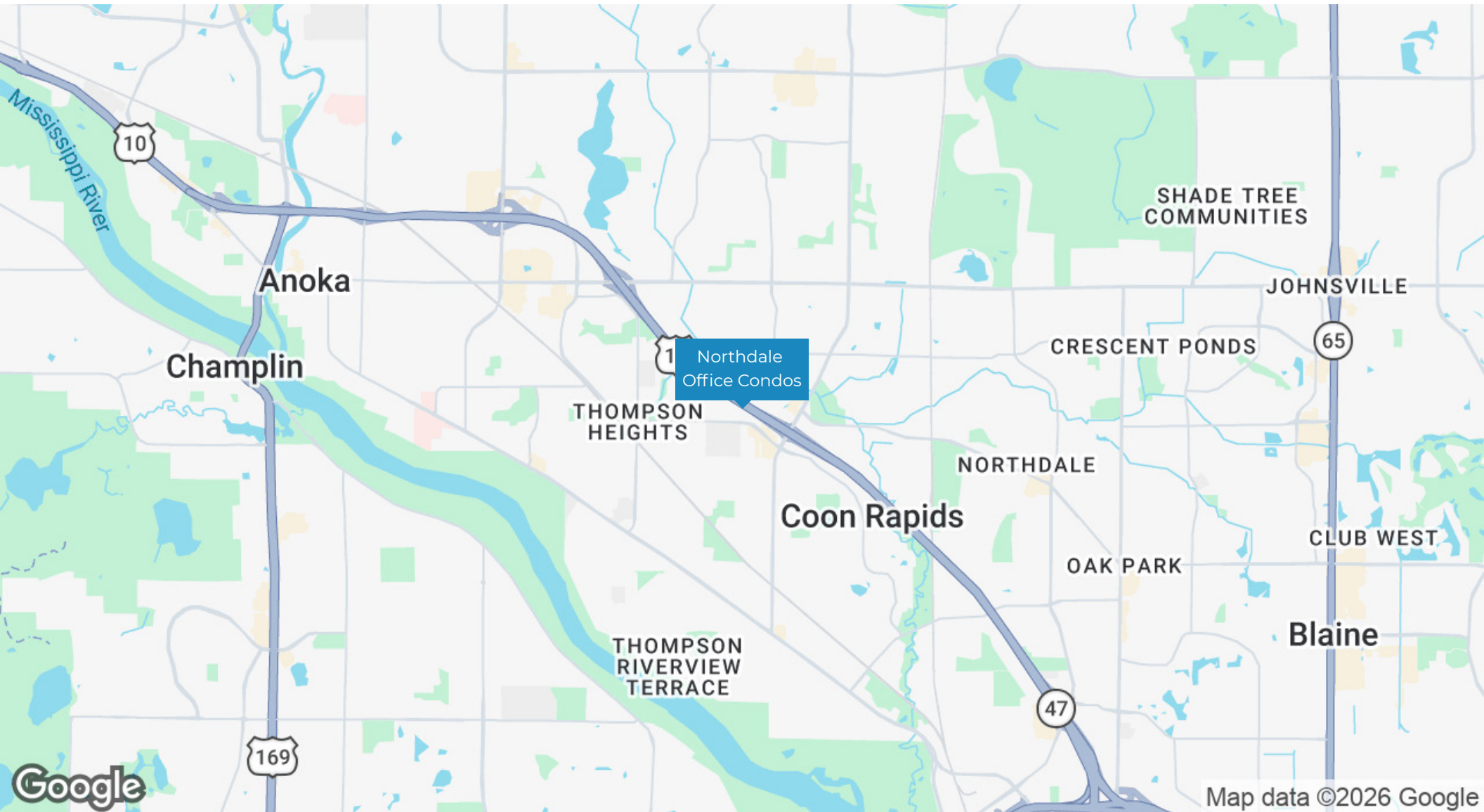
GROSS INTERNAL AREA
FLOOR 1: 1,182 sq. ft. FLOOR 2: 1,286 sq. ft.
TOTAL: 2,468 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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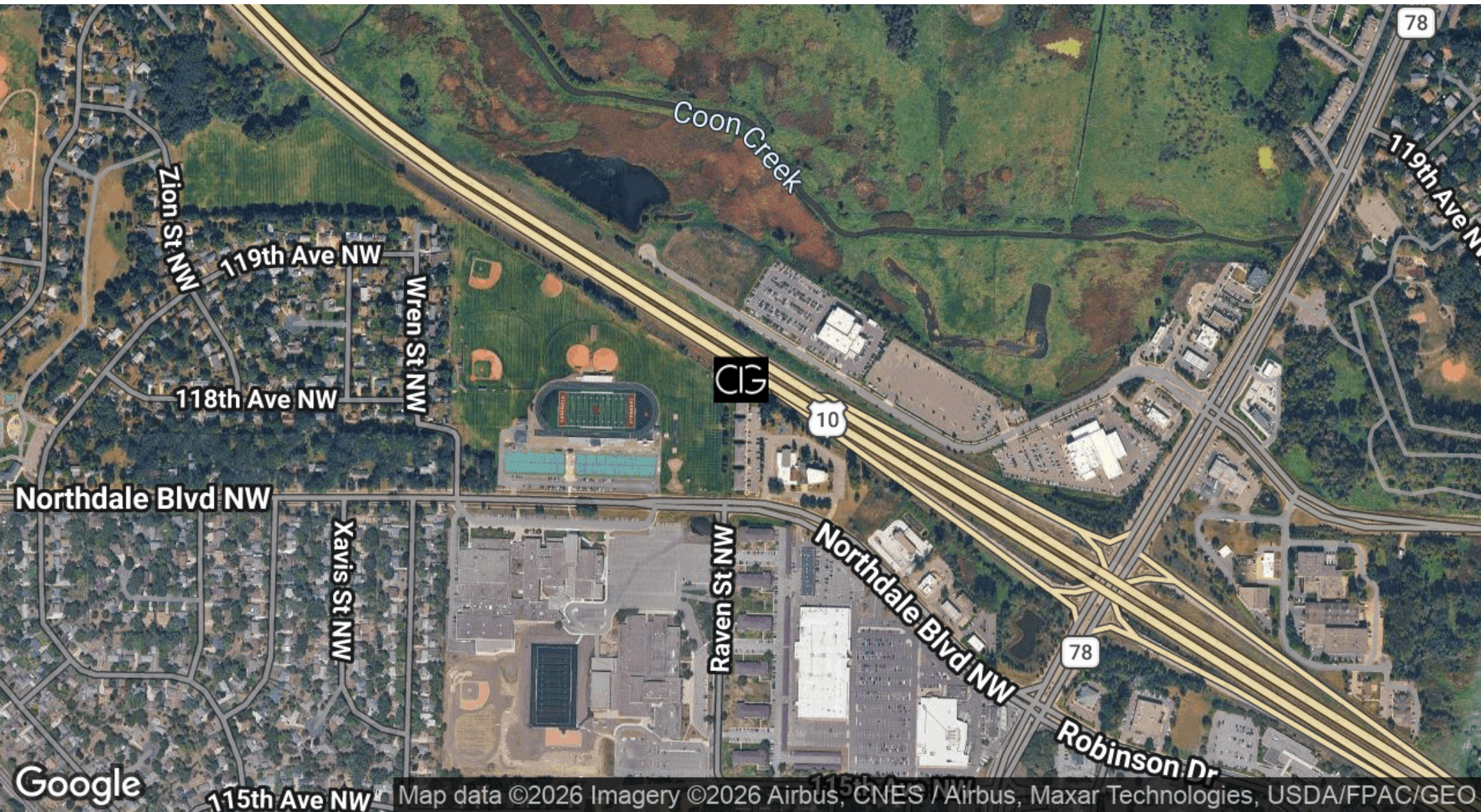
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,181	78,984	191,426
Average Age	37.4	39.5	40.0
Average Age (Male)	35.3	38.4	38.5
Average Age (Female)	39.4	40.9	41.2

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)

