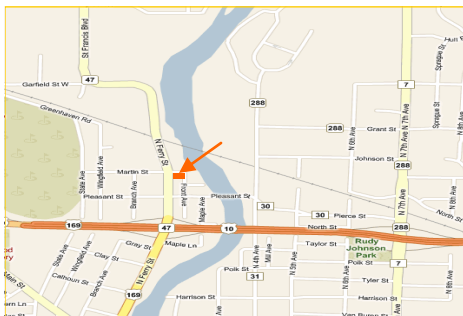


Development Opportunity \$87,777



**2632 Ferry St.
Anoka, MN**

.25 Acres on Busy Corner in Anoka



Nice level lot on busy corner of Martin and Ferry Streets. Zoned Non Residential/Future Commercial. Great opportunity for multi tenant housing, office building or neighborhood retail.

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Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidrealtymn.com

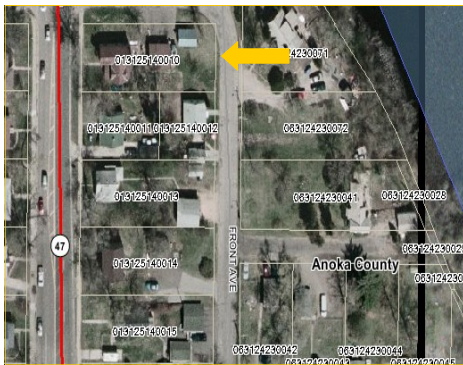
7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Development Opportunity \$87,777

**2632 Ferry Street
Anoka, MN**

Site Data

Please note that buildings shown in photo are no longer on the property.



Listing Price:	\$87,777	
Includes:	land	
Location:	2632 Ferry Street, Anoka, MN 55303	
PID Number:	013125140010	
Legal Description:	Lot 1 Blk 2 Martins addition to Anoka	
Zoning:	Future Commercial	
Topography:	Level vacant lot	
Utilities:	Water Sewer Fuel	City water, City Sewer, Natural Gas
Number of Buildings:	None	
Parcel Size:	66 X 165	
Acres	.25	
Neighboring:	Commercial and residential	
General:	Excellent location just North of Hwy 10. Just one block from the river and across streets from busy commercial district.	

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Development Opportunity \$87,777

**2632 Ferry St.
Anoka, MN**

Demographics

Community-at-a-Glance

County Seat:

Anoka

Population:

42,088

Median Age:

33.0

Average Family Size:

3.21

Median Single Family

Home Value:

\$137,000

Median Household Income:

\$57,792

Commute Time (minutes):

29.1

**2000 US Census Data*

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2011 ROCK SOLID Commercial.

Last Updated: Friday, September 09, 2011

General Characteristics	Number	Percentage
Total population	42,088	—
<i>Male</i>	21,443	50.9
<i>Female</i>	20,645	49.1
Median age (years)	33.0	—
<i>Under 5 years</i>	3,355	8.0
<i>18 years and over</i>	29,783	70.8
<i>65 years and over</i>	2,792	6.6
Average household size	2.77	—
Average family size	3.21	—
Total housing units	15,179	—
Social Characteristics	Number	Percentage
Population 25 years and over	26,280	—
<i>HS graduate or higher</i>	23,964	91.2
<i>Bachelor's degree or higher</i>	5,096	19.4
Male, now married	9,863	61.3
Female, now married	9,694	62.3
Economic characteristics	Number	Percentage
In labor force	24,056	77.5
Mean travel time to work (minutes)	29.1	—
Median household income (dollars)	57,792	—
Median family income (dollars)	64,393	—
Per capita income (dollars)	23,767	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	10,525	—
<i>Median value (dollars)</i>	137,000	—
Median of selected monthly owner costs with mortgage (dollars)	1,142	—

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