

# Multi Tenant Office Property For Sale



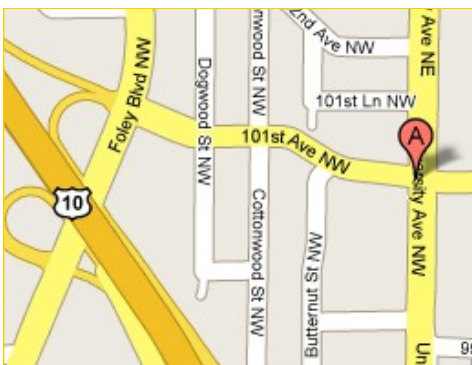
**10026 University  
Coon Rapids, MN**

## 11-Unit Office Building on Large Lot with Room to Grow

4,598 leasable SF located at a busy intersection in an energetic commercial area. Large lot and private parking.

Well maintained, handsome two story office building with protected entrance and ample private parking. The property is over half leased by several long term tenants including a tax service, CPA, and communications service company. The carpeted offices share a common hallway and there are men's and women's rest-rooms on each floor.

- **Busy corner location**
- **Easy access via car or bus**
- **Suitable for office or professional service enterprises**
- **Over half leased!**



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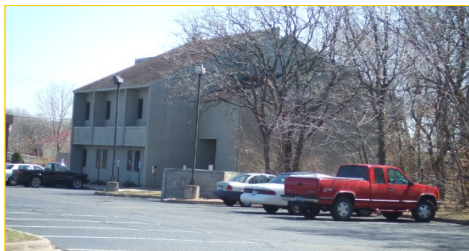
# Commercial Property at Busy Intersection

Commercial mixed use property with existing tenants and great income potential.

Multi tenant office property over half leased. Spacious 1.25 acre lot with plenty of room to expand the building or add new constructions. Nicely landscaped with private lot (enter from 101st Ave). Signalized intersection with ~23,000 vehicles per day. Property signage on University Avenue.

**10026 University  
Coon Rapids, MN**

## Site Data



<b>Listing Price:</b>	\$457,777	
<b>Includes:</b>	Building, land, leases	
<b>Location:</b>	10026 University Avenue NW, Coon Rapids, MN	
<b>PID Number:</b>	253124110002	
<b>Legal Description:</b>	AUDITORS SUBDIVISION NO. 105 LOT 2 AUD SUB NO 105(SUBJ TO SAN SEWER EASE PER CONDEMNATION BY CITY OF COON RAPIDS 11/29/73)	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, trees grass	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Electric	ConnexusEnergy
	Gas	CenterPoint Energy
	Heat	Forced air
	Garbage	Waste Management
	Phone	Qwest
<b>Number of Buildings:</b>	1	
<b>Number of Units:</b>	Commercial	11
<b>Building Finished SF:</b>	6,500SF, two story	
<b>Lot Size</b>	165 x 333	
<b>Building Type:</b>	Wood exterior with asphalt shingle roof	
<b>Year Built:</b>	1983	
<b>Parking:</b>	Private 39 vehicle lot	
<b>Occupied:</b>	Yes	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Multi tenant office property over half leased. Spacious 1.25 acre lot with plenty of room to expand the building. Nicely landscaped with private lot (enter from 101st Ave). Monument signage on University avenue.	

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# Active, Prosperous Community

## 10026 University Coon Rapids, MN

### Demographics

### Community-at-a-Glance

County Seat:  
**Hennepin**

Population:  
**61,6700**

Median Age:  
**33.33**

Average Family Size:  
**3.15**

Median Single Family  
Home Value:  
**\$124,600**

Median Household Income:  
**\$55,550**

Commute Time (minutes):  
**26.1**

General Characteristics	Number	Percentage
Total population	61,607	—
<i>Male</i>	29,981	48.7
<i>Female</i>	31,626	51.3
Median age (years)	33.3	—
<i>Under 5 years</i>	4,628	7.5
<i>18 years and over</i>	43,921	71.3
<i>65 years and over</i>	4,496	7.3
Average household size	2.71	—
Average family size	3.15	—
Total housing units	22,828	—
Social Characteristics	Number	Percentage
Population 25 years and over	38,182	—
<i>HS graduate or higher</i>	35,072	91.9
<i>Bachelor's degree or higher</i>	8,184	21.4
Male, now married	13,556	60.5
Female, now married	13,493	55.0
Economic characteristics	Number	Percentage
In labor force	36,050	67.5
Mean travel time to work (minutes)	26.1	—
Median household income (dollars)	55,550	—
Median family income (dollars)	62,260	—
Per capita income (dollars)	22,915	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	16,853	—
<i>Median value (dollars)</i>	124,600	—
Median of selected monthly owner costs with mortgage (dollars)	1,040	—

\*2000 US Census Data

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# Long Term Investment with Room to Grow

## 10026 University Coon Rapids, MN

- 11 individual office suites on two floors; private parking, on bus
- Great visibility; signalized intersection with ~23,000 vehicles per day
- Beautiful wooded side lot with sidewalks and lawn front landscaping

Grab this great growth opportunity while it's hot! Call today to schedule a personal showing.

**Contact Ron Touchette at 612.685.0373.**

### Leaseholds

Unit #	SF	Availability	Base Rent Rate	Cam & Taxes/SF
100	281		Leased	\$ -
102	500		Leased	\$ -
103	350		Leased	\$ -
105	470		Leased	\$ -
106	560		Leased	\$ -
205	437	Available	\$ 525.00GR	\$ -
210	480	Available	\$ 575.00GR	\$ -
215	270		Leased	\$ -
220	324	Available	\$ 400.00GR	\$ -
225	440		Leased	\$ -
230	486	Available	\$ 575.00GR	\$ -
Total Rentable SF		4,598		

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