

# Beautiful Two-Level Office Condo



**2191 Northdale  
Coon Rapids, MN**

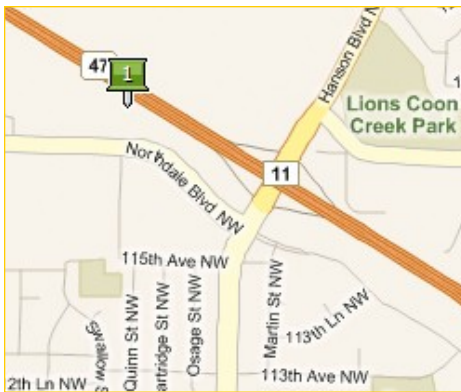
## Gorgeous Reception Area and Room to Grow!

Unbelievable opportunity! Close to schools, shopping and other businesses.

This elegant office condo is just minutes away from Highway 10 and Hanson Boulevard. It's close to schools, shopping, other businesses and a large residential area—perfect for your professional service.

The condo features a large glass vestibule to protect the spacious reception area from winter and summer elements. The main floor is divided among executive offices, a conference room, a resource area, kitchenette, and other common areas while the lower level has plenty of room to grow and a walkout to a lush, grassy area.

The architectural details include cherry finish on all woodwork, wood cabinetry, and matching office furniture in the conference room and executive offices. The kitchenette is complete with dishwasher, microwave, range and refrigerator. Other amenities include a built-in local area network, multiple phone lines ready to use and a security system.



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# Great Coon Rapids Location

Situated on border between residential and commercial neighborhoods. Close to schools, parks, and other businesses just off Highway 10 and Hansom Boulevard NW.

## 2191 Northdale Coon Rapids, MN

### Site Data



<b>Listing Price:</b>	\$355,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	2191 Northdale Boulevard, Coon Rapids, MN 55433	
<b>PID Number:</b>	103124340011	
<b>Legal Description:</b>	Lot 2 Block 1 Northdale Commons Town Office Park	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
	Air Conditioning	Central
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	2	
<b>Number of Units:</b>	Commercial	One
<b>Foundation Size:</b>	1,408SF	
<b>Total SF</b>	3,000	
<b>Acres</b>	0.070	
<b>Building Type:</b>	Brick/Stone Metal/Vinyl	
<b>Year Built:</b>	2005	
<b>Parking:</b>	Off Street	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and Residential	
<b>General:</b>	Unbelievable opportunity. Beautiful office complex in great location close to schools, shopping and other businesses. The lower level is finished with a walkout to grassy area. Association fees of \$295.00/mo.	

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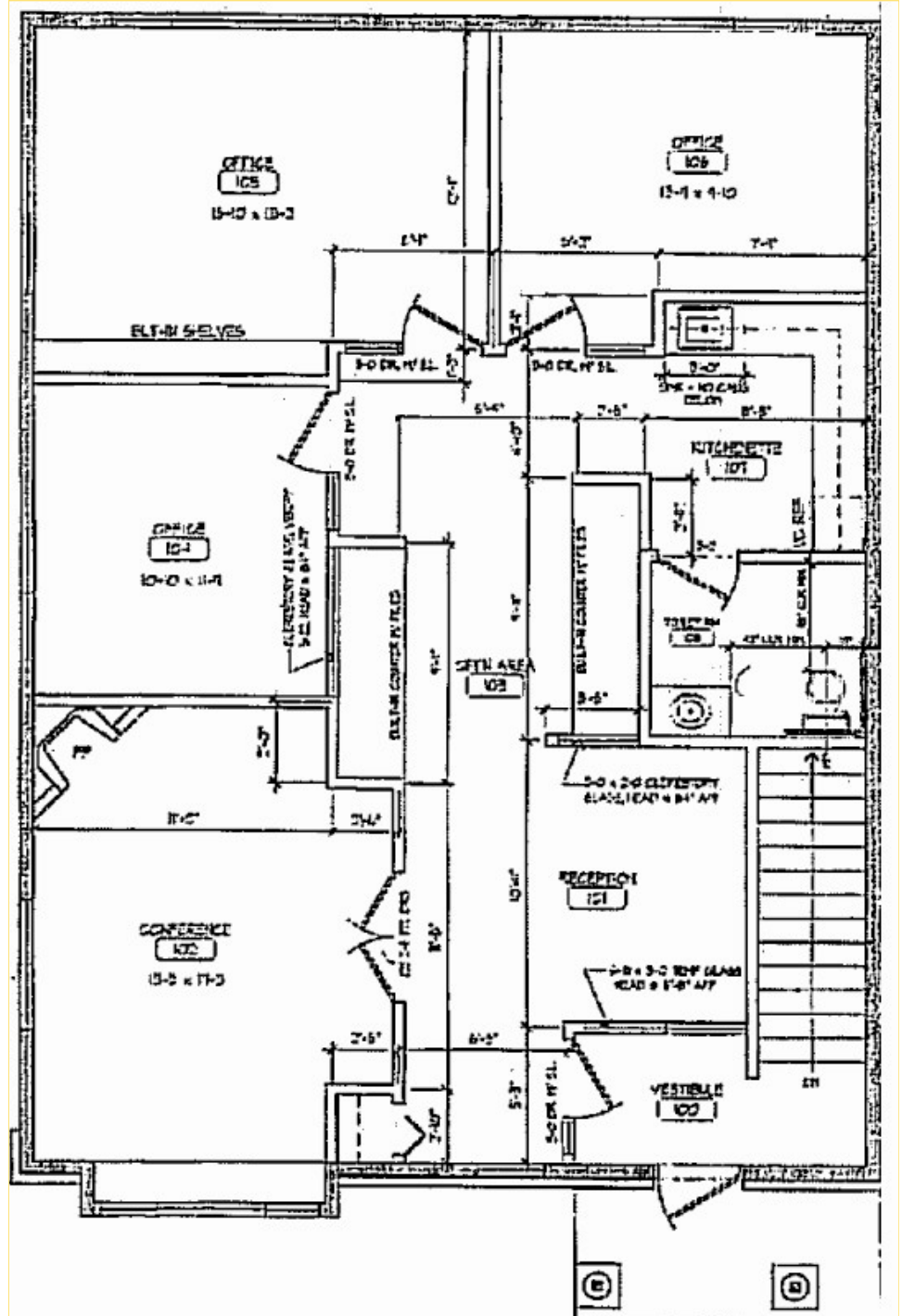
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# Main Level Floor Plan

2191 Northdale  
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Main Level Floor Plan



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# Exceptional Reception Area and Interior

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Coon Rapids, MN**

Elegant glass vestibule and spacious conference room with cherry finish credenza.

This impressive space is just waiting to take your business image up a notch or two. Imagine greeting your clients in the inviting reception area and then leading them to the spacious and comfortable conference room to close the deal.



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 2008 ROCK SOLID Commercial.

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Building features and amenities include:

- **3,000 SF total usable space on two levels**
- **Walk out lower level with a lush grassy exit**
- **Cherry wood finish throughout with matching office furniture**
- **Hardwood floors**
- **Kitchenette complete with microwave range, dishwasher, and refrigerator**
- **Wired for LAN, multiple phone lines and security system**
- **Glass vestibule, inviting reception area and spacious conference room**

Don't let this one get away! Call today for your personal showing.

**Contact Kurt Nowacki at 612.227.6163.**

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