



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



For Sale

3070 Coon Rapids Blvd, Coon Rapids, MN

AVAILABLE SPACE

- Stand alone building totaling 2,513 square feet
- Built in 1976
- Expansion Capability
 - Two Anoka County PID's 16-31-24-32-0011 and PID# 16-31-24-32-0012
 - Two parcels total approximately 1.34 Acres
- Current owner has outgrown space
- Access to Coon Rapids Blvd (16,980 vehicles/day)
- Great office / retail corridor
- Current use as financial exchange
- Local retailers include Anoka / Ramsey Community College, McDonald's



PROPERTY DETAILS

Sale Price \$600,000

Property Taxes \$12,202.20 (2025)

FOR MORE INFORMATION, CONTACT

Marty Fisher

763-862-2005

mfisher@premiercommercialproperties.com

mikefisher@premiercommercialproperties.com



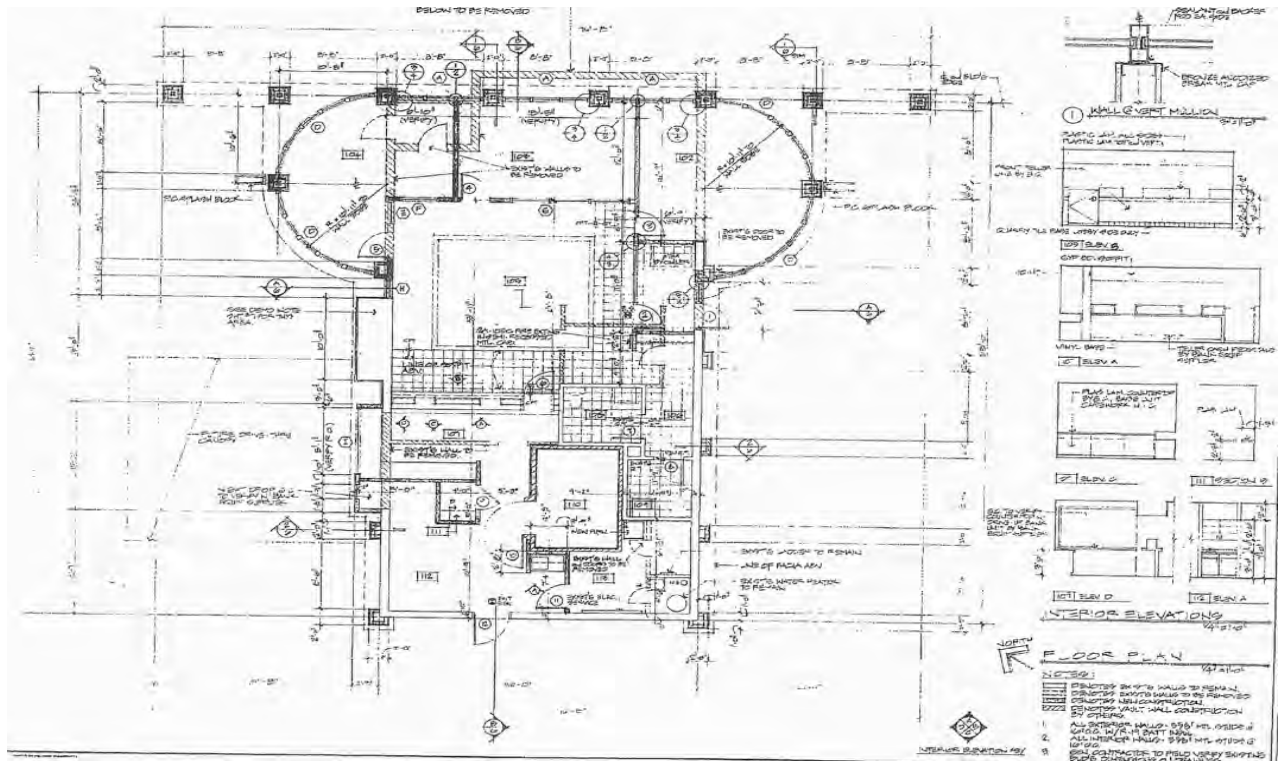
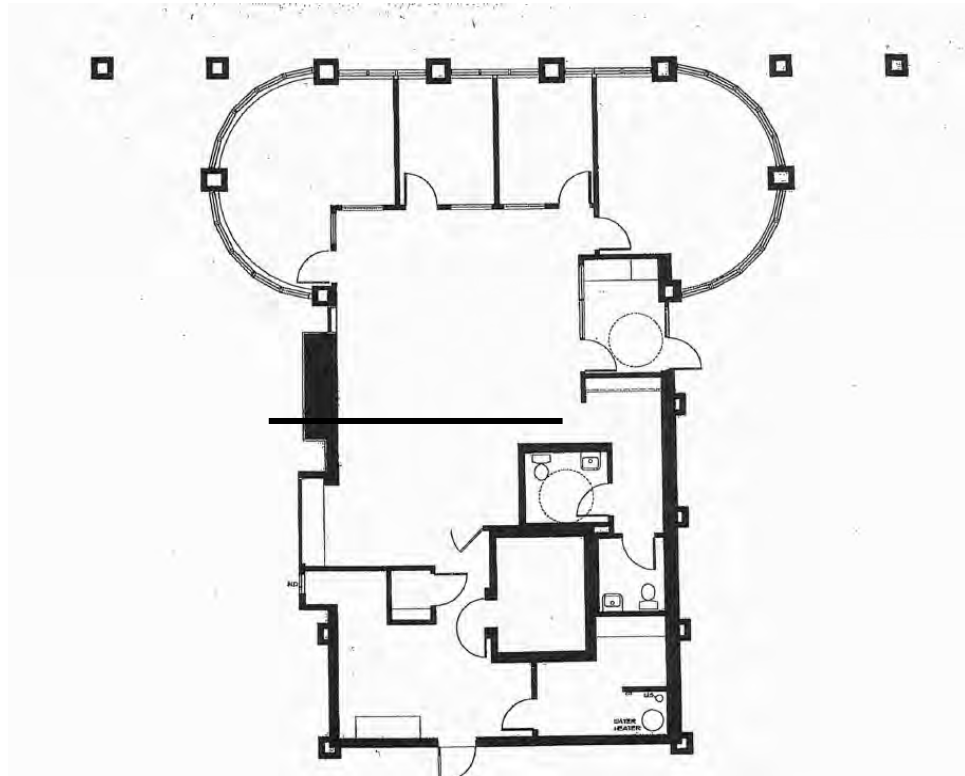
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Floor plans are approximate



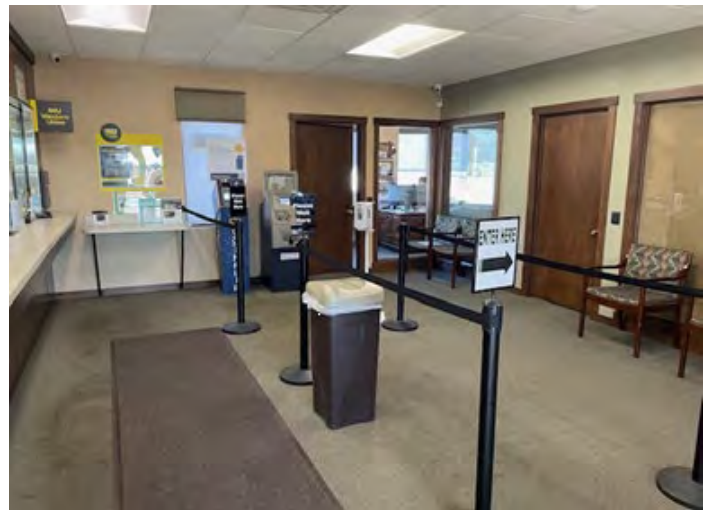
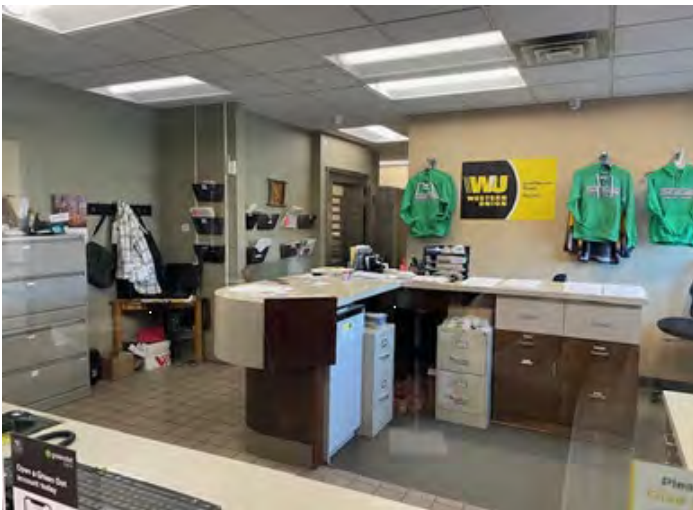
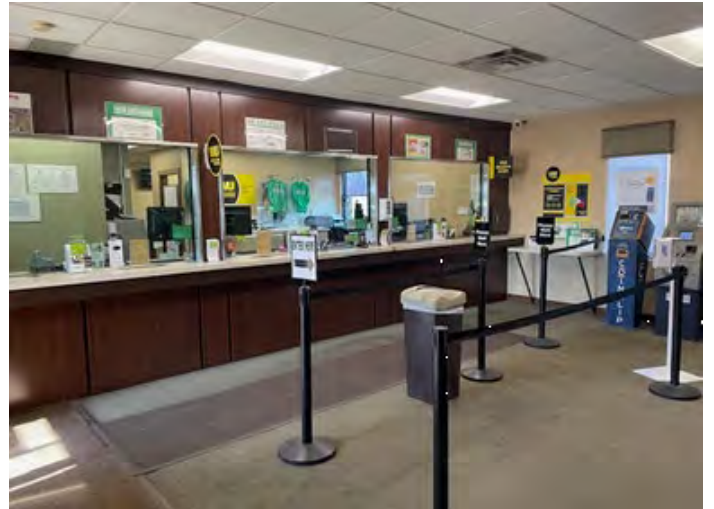
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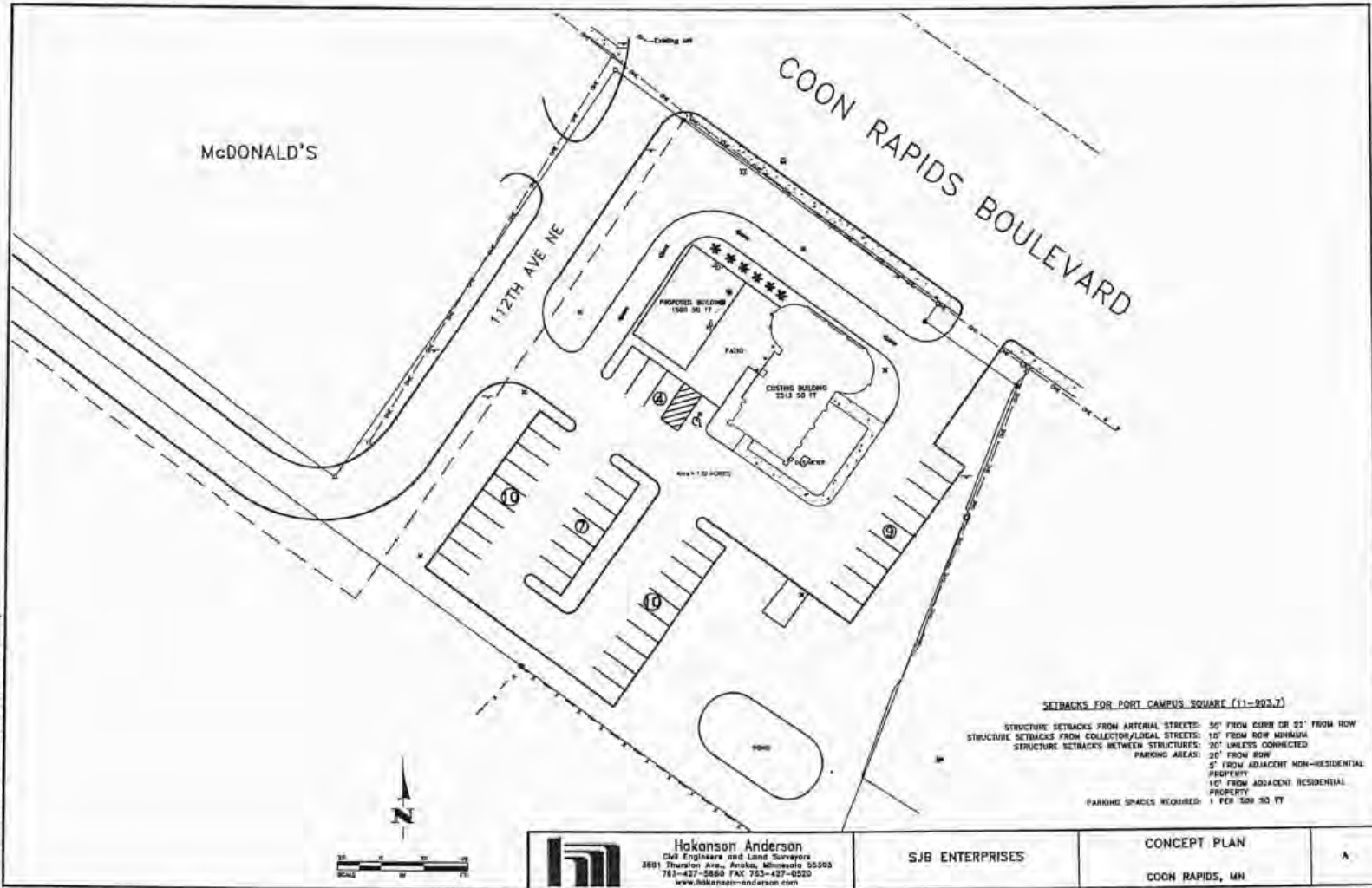
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**Proposed expansion plan
adding 1,500 SF building**



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| Demographics 2023 | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|-----------|
| Average Income | \$88,080 | \$99,738 | \$103,943 |
| Households | 4,115 | 31,573 | 71,941 |
| Population | 10,772 | 83,171 | 194,797 |



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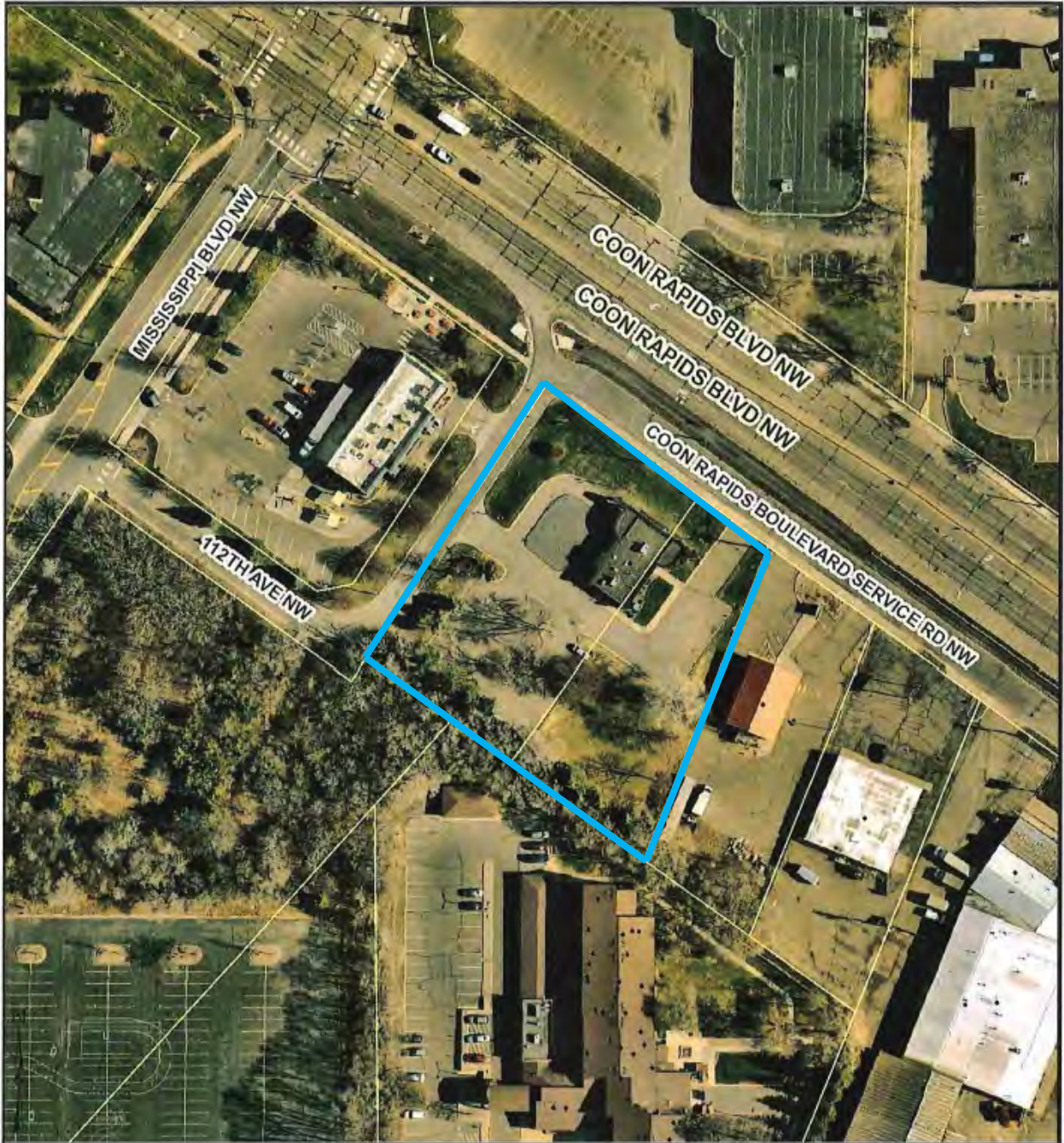
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Anoka County Parcel Viewer



Parcel Information: Approx. Acres: 0.81
16-31-24-32-0012 Commissioner: SCOTT SCHULTE
3070 COON RAPIDS BLVD NW
COON RAPIDS
MN 55433
Plat: AUD SUB NO 74

Owner Information:
BENNETT PROPERTY LLC
3070 COON RAPIDS BLVD NW
COON RAPIDS
MN
55433