

FOR SALE - \$4,999,999

GAUGHAN

COON RAPIDS 3 PROPERTY PORTFOLIO

OFFICE PORTFOLIO FOR SALE - COON RAPIDS

199 Coon Rapids Blvd NW, 277 Coon Rapid Blvd NW, 9300 Springbrook Dr



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Coon Rapids 3 Property Portfolio

199 Coon Rapids Blvd



277 Coon Rapids Blvd



INDIVIDUALLY PRICED PROPTIES

PROPERTY	INDIVIDUAL PRICE
199 Coon Rapids Blvd	\$2,788,163.54
277 Coon Rapids Blvd	\$2,831,731.51
9300 Springbrook Dr	\$322,344.00
3 Property Bundle 10% Discount	\$4,999,999.00

9300 Springbrook Dr



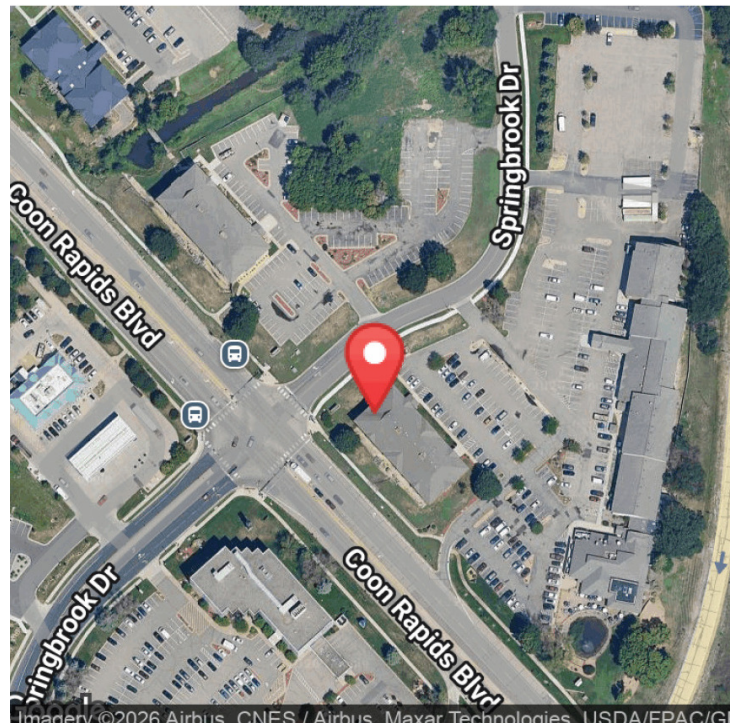
Coon Rapids 3 Property Portfolio

PROPERTY #1 - 199 COON RAPIDS BLVD NW, COON RAPIDS, MN, 55433



199 COON RAPIDS BLVD NW

- Office: Mixed Use
- Building size: 33,276 SF - 0.62 Acres Land
- Building Class: B - Zoning PORT
- 3 Floors - Multi Tenant
- Year Built: 1986 - Renovated 2019
- Conveniently located at Coon Rapids Blvd and Hwy's 10/610
- Close proximity to local restaurants and Kwik Trip



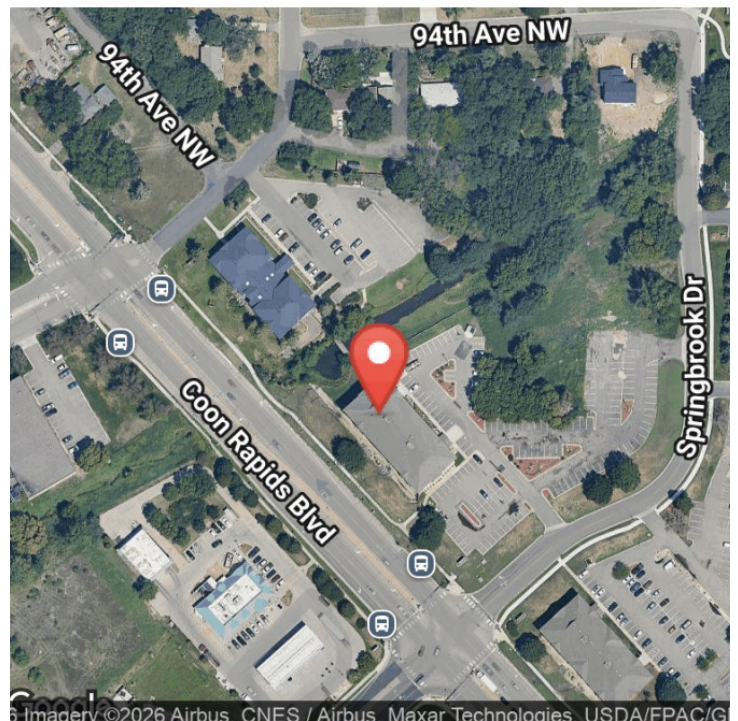
Coon Rapids 3 Property Portfolio

PROPERTY #2 - 277 COON RAPIDS BLVD NW, COON RAPIDS, MN, 55433



277 COON RAPIDS BLVD NW

- Office: General
- Building size: 31,856 SF - 0.282212 Acres Land
- Building Class: B - Zoning PORT
- 4 Floors - Multi Tenant
- Year Built: 1984
- Conveniently located at Coon Rapids Blvd and Hwy's 10/610
- Close proximity to local restaurants and Kwik Trip



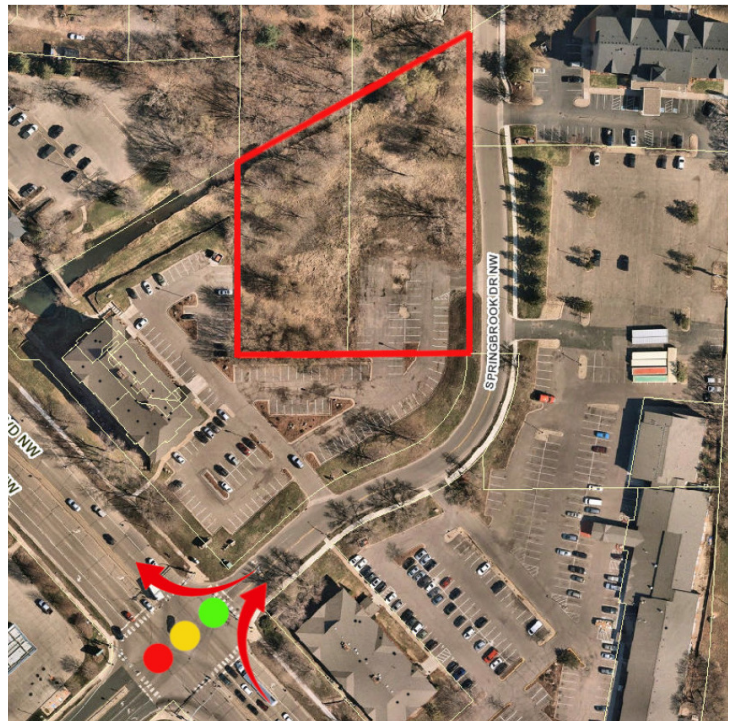
Coon Rapids 3 Property Portfolio

9300 SPRINGBROOK DR NW, COON RAPIDS, MN, 55433



9300 SPRINGBROOK DR NW

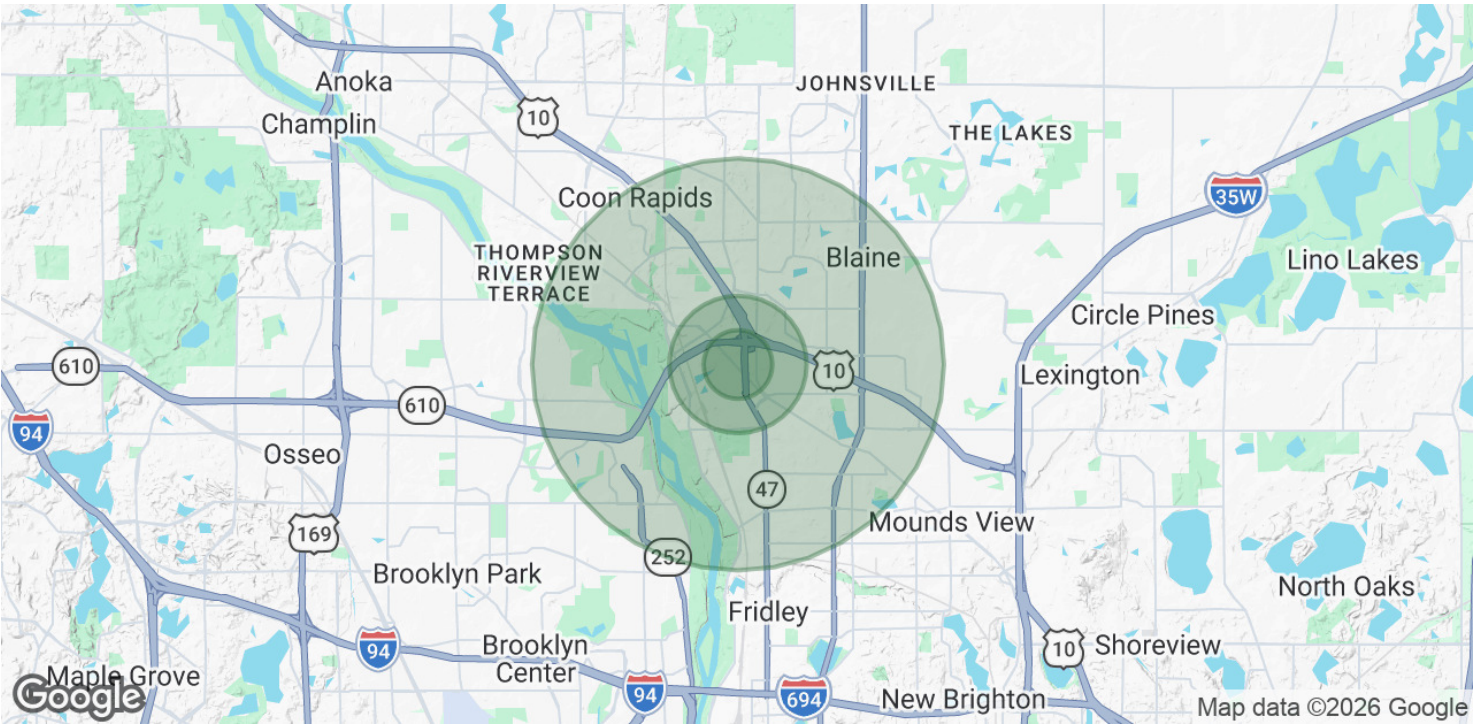
- 1.85 Acres
- Zoning PORT
- Ample parking
- Visible from Hwy 47 with 19,000 VPD
- Off Coon Rapids Blvd with 20,000 VPD
- Conveniently located at Coon Rapids Blvd and Hwy's 10/610
- Close proximity to local restaurants and Kwik Trip



Coon Rapids 3 Property Portfolio

DEMOGRAPHICS MAP & REPORT

COON RAPIDS



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,146	6,139	76,208
Average Age	38.4	40.8	39.8
Average Age (Male)	39.8	40.7	38.8
Average Age (Female)	37.9	41.3	40.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	436	2,531	28,649
# of Persons per HH	2.6	2.4	2.7
Average HH Income	\$84,740	\$85,026	\$102,401
Average House Value	\$275,469	\$258,445	\$282,834

2023 American Community Survey (ACS)