



FOR SALE
9120-9150 Springbrook Drive
Coon Rapids, MN



FOR SALE

9120-9150 Springbrook Drive

Coon Rapids, MN



Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343

www.catalystcp.net

Table of Contents

Offering Limiting Conditions

Offering Summary

Location Map

Aerial Photograph

Property Description

Physical Description

Photos

Catalyst Commercial Properties is focused on providing expert service to buyers, sellers and lessee's of prime commercial properties throughout the Twin Cities area and beyond.



Investment Offering Limiting Conditions

This Offering Memorandum has been prepared by Catalyst Commercial Properties ("Catalyst") for information purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources we consider reliable and while not guaranteed as to completeness and accuracy, we believe it to be correct as of this date.

This Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property. Each prospective purchaser is to rely upon its own investigation, evaluation and judgments as to the advisability of purchasing the property described herein.

The expenses set forth in this Memorandum do not constitute a representation, warranty or a guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived there from. Prospective purchasers should develop their own independent estimates of expenses before making any decisions on whether to acquire the property.

This Memorandum is the property of Catalyst Commercial Properties and may be used only by parties to whom Catalyst delivered the Memorandum or to whom Catalyst has approved such delivery. By accepting a copy of this Memorandum, the party who has possession thereof agrees to return it to Catalyst immediately upon its request.

No representations are made as to any changes in the affairs of the property subsequent to the date of this Memorandum.

No copies of this Memorandum may be made without Catalyst's prior written consent and no excerpts or summaries thereof may be distributed, reproduced, or included in any documentation without such consent.





Offering Summary

Catalyst Commercial Properties as the exclusive listing representative of Big Pine LLC ("Owner") is pleased to offer for sale the Owner's 100% Fee Simple Interest in 9120-9150 Springbrook Drive, Coon Rapids, MN.

Property Address: 9120-9150 Springbrook Drive
Coon Rapids, MN

Property Description: Quality block office/Showroom

Gross Building Area: 50,801 square feet

Offering Price: \$5,525,000.00

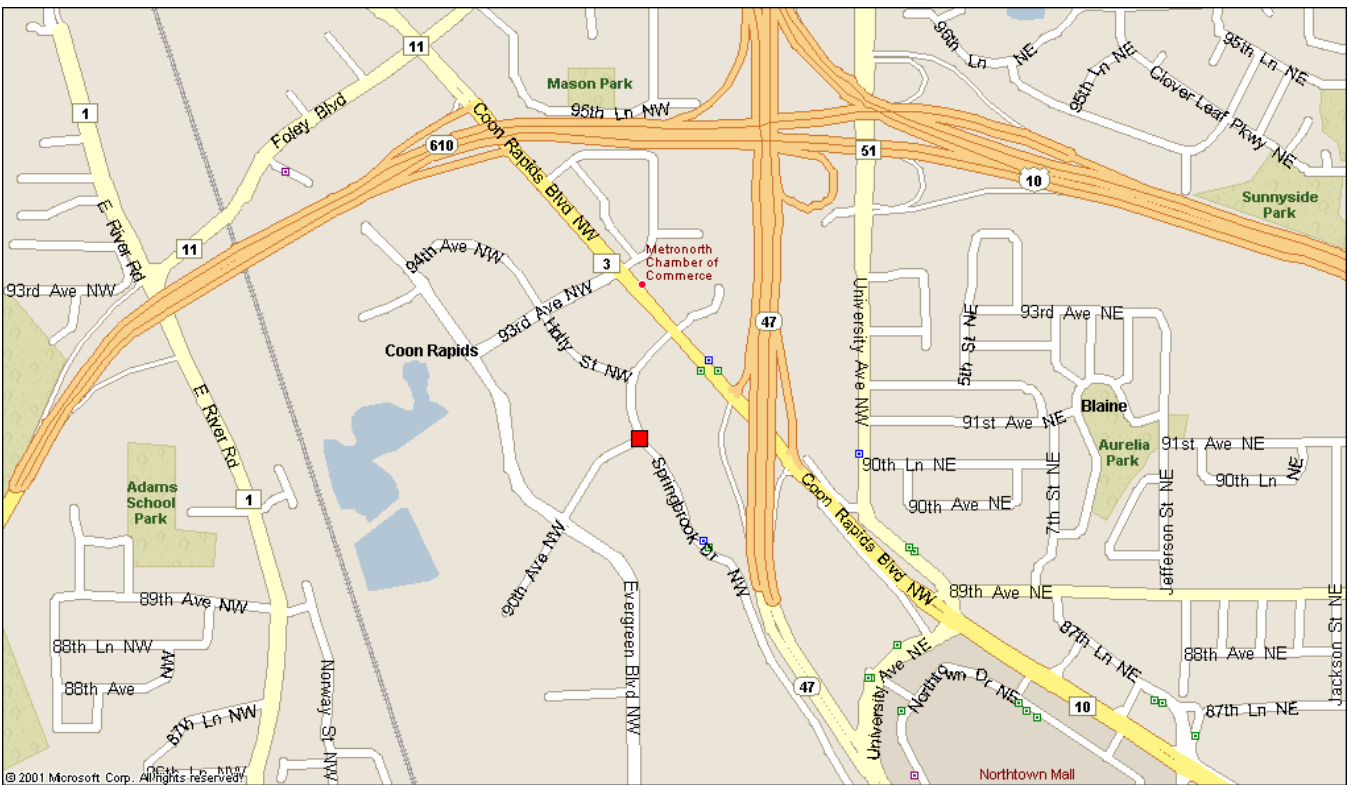
Property Highlights: Close to area amenities including
Restaurants and retail
Great access to Hwy 10 & 610
Well maintained
Great investment property/multi-tenant building
Strong credit tenants



Location Map

9120-9150 Springbrook Drive

Coon Rapids, MN



Aerial Photograph





Property Description

Address: 9120-9150 Springbrook Drive
Coon Rapids, MN

PID: 36-31-24-12-0024

Building Sizes: 50,801 Sq. Feet

Year Built: 1988

Current Year Taxes: \$91,960.83

Land Area: 4.1081 Acres

Adjoining Land

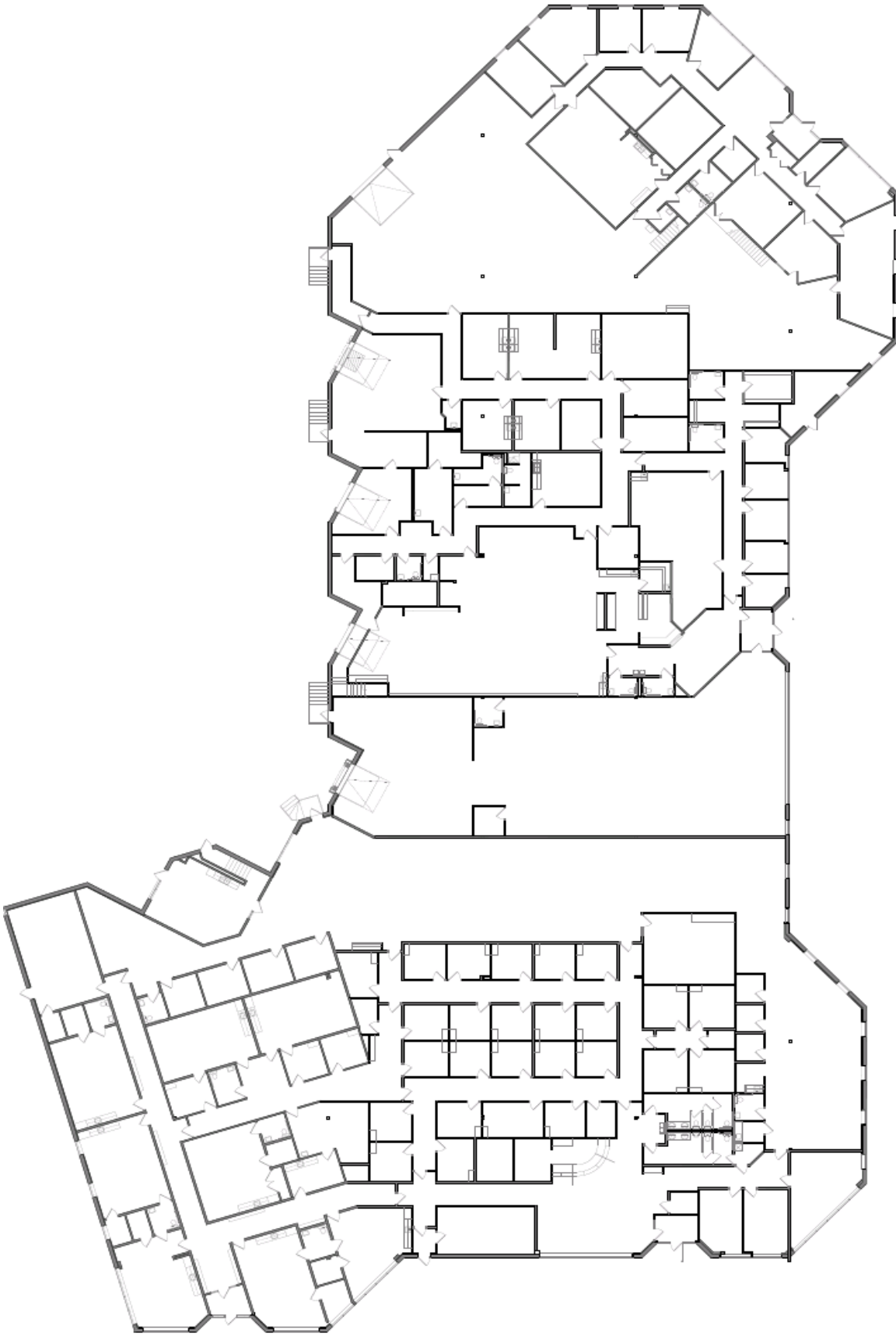
Uses: Office Warehouse Buildings
Office Showroom Buildings
Retail

Physical Description

The subject property is a 50,801 square foot administrative office/classroom and dialysis clinic located in Coon Rapids.



This building was constructed in 1988. It consists of a one-story concrete block and steel frame structure with poured concrete floors and a built up roof. The building has an exterior wall height of approximately 18 feet and exterior walls are covered with painted EIFS, decorative concrete block, and a few accents. The building roof consists of sloped steel decking over steel beams covered with a built up roof. The office and classroom areas are finished with commercial grade carpeting and painted drywall. The restrooms are ADA compliant and are finished with tile floors, painted drywall, and suspended ceilings. The building is 100% heated and cooled with rooftop HVAC units. The building is 100% protected by a wet sprinkler system.



9120-9140 Spring Brook Drive
 Coon Rapids, MN 55433

| LOC | LOC | LOC | LOC | LOC |
|-----|-----|-----|-----|-----|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

No portion of this document
 shall be reproduced or
 transmitted in any form or
 by any means, electronic,
 mechanical, photocopying,
 recording, or by any
 information storage and
 retrieval system, without
 written permission from
 the copyright owner.

GENESIS
 PROJECTS
 10000 Spring Brook Drive
 Minneapolis, MN 55412
 Tel: 763.297.7200

