



FOR SALE  
9120-9150 Springbrook Drive  
Coon Rapids, MN



**FOR SALE**

**9120-9150 Springbrook Drive**

**Coon Rapids, MN**



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## Offering Summary

Catalyst Commercial Properties as the exclusive listing representative of Guy Warner (“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: Negotiable

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



# 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.











