



FOR SALE
9120-9150 Springbrook Drive
Coon Rapids, MN



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Coon Rapids, MN



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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

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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: \$5,125,000.00

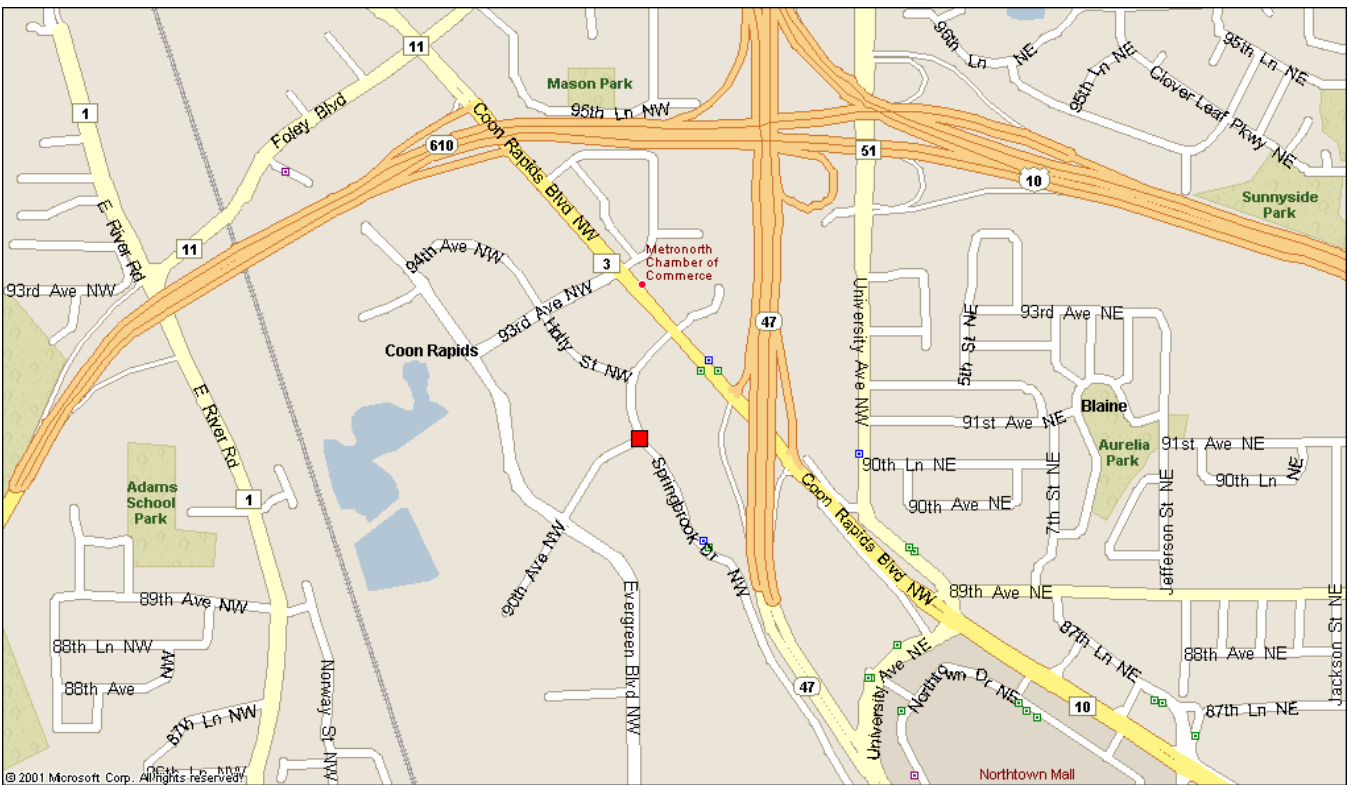
Property Highlights: Close to area amenities including
Restaurants and retail
Great access to Hwy 10 & 610
Well maintained
Great investment property/multi-tenant building
Strong credit tenants



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

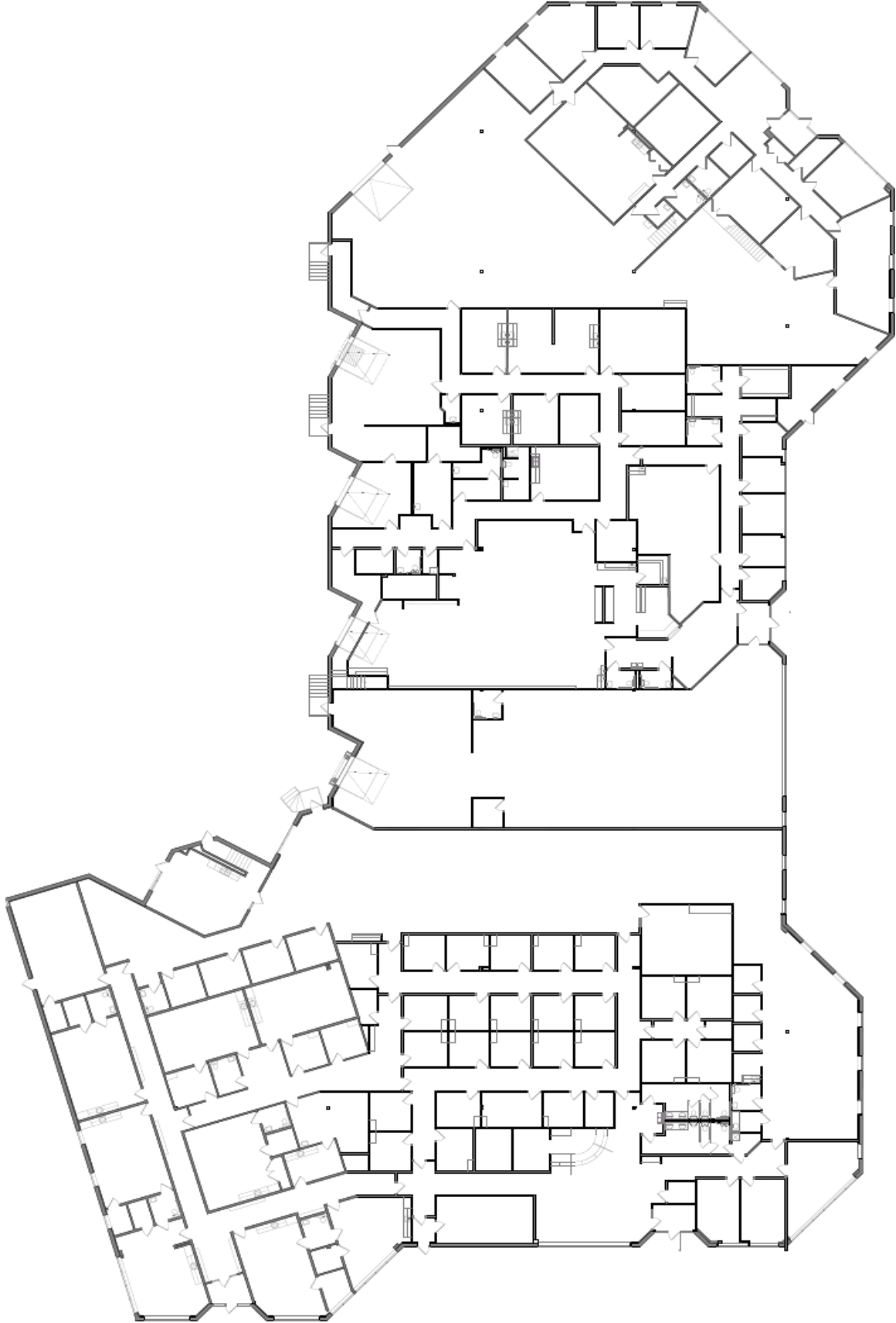
Uses: Office Warehouse Buildings
Office Showroom Buildings
Retail

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.



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REVISIONS	DATE	BY	DESCRIPTION

