

FOR SALE  
TWO-STORY OFFICE  
FRIDLEY, MINNESOTA



1299 MISSISSIPPI ST. NE  
FRIDLEY, MN 55432

*Redefining Real Estate*

[www.AtlasCRE.com](http://www.AtlasCRE.com)



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## PROPERTY INFORMATION

### ⇒ PROPERTY OVERVIEW

#### HIGHLIGHTS

- ⇒ Total of approximately 2,900sf on two floors. Separate entrances to each space allows for single or dual business uses.
- ⇒ Rare owner-user office property, with upside for second user/tenant.
- ⇒ Great location with hard corner access and visibility

LIST PRICE	\$500,000
ACREAGE	0.48 Acres
2023 TAX	\$6,560.00

### ⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	9,005	94,357	238,280
AVG. HH INCOME	\$100,185	\$95,856	\$98,429
DAYTIME POPULATION	8,862	93,289	228,491

\* Source- ESRI 2021



### ⇒ TRAFFIC COUNTS

CENTRAL AVE NE:	6,500 VPD
MISSISSIPPI ST NE:	4,750 VPD

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TAX MAP BOUNDARIES



**PARCEL INFO**

- 0.48 ACRES
- AVAILABLE FOR SALE
- ZONED C2-  
GENERAL BUSINESS
- EASY ACCESS TO  
INTERSTATE 694  
/ HWY 65
- AREA TO EXPAND
- 16 PARKING SPACES



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