## For Sale **TWO-STORY OFFICE** Fridley, Minnesota

# **STLAS** COMMERCIAL

1299 MISSISSIPPI ST. NE FRIDLEY, MN 55432

> Redefining Real Estate www.AtlasCRE.com

State Farm

# FOR SALE **1299 MISSISSIPPI ST. NE** FRIDLEY, MN 55432

⇒ 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



### **PROPERTY INFORMATION**



# and visibility LIST PRICE \$500,000 ACREAGE 0.48 Acres

⇒ PROPERTY OVERVIEW

HIGHLIGHTS

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
* Course ECDI 2021			1

\* Source-ESRI 2021

#### The above information is based on current marketing conditions. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Prospective customers should conduct their own due diligence. Atlas Commercial shall not be responsible for any inaccurate information.

## Redefining Real Estate

www.AtlasCRE.com

JEFF PELANT DIRECT 612-799-6326 Jeff@AtlasCRE.com

⇒ TRAFFIC COUNTS

CENTRAL AVE NE:

MISSISSIPPI ST NE:

JENNIFER PELANT DIRECT 612-3067237 Jennifer@AtlasCRE.com

6.500 VPD

4.750 VPD

## FOR SALE

## 1299 MISSISSIPPI ST. NE FRIDLEY, MN 55432

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SITE

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116,900 vpd

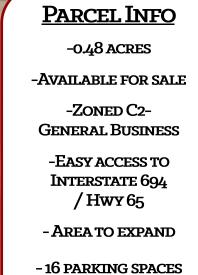
JENNIFER PELANT DIRECT 612-3067237 Jennifer@AtlasCRE.com

88,771 VPD

# FOR SALE **1299 MISSISSIPPI ST. NE** FRIDLEY, MN 55432



## TAX MAP BOUNDARIES



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