

FOR SALE

# 100 Main Street

1922 1ST AVENUE | ANOKA, MN



## Property



## Contact Us

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## Site Information

<b>Location</b>	1922 1st Avenue   Anoka, MN
<b>Description</b>	Mixed-use Retail/Office Downtown Historic Building
<b>Building Size</b>	18,000 SF
<b>Year Built</b>	1890
<b>Zoning</b>	Commercial District

### FOR SALE:

> \$900,000

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	9,167	59,876	128,031
<b>Median HH Income</b>	\$39,637	\$65,997	\$71,924
<b>Average HH Income</b>	\$54,006	\$78,851	\$83,613

\* Source: Esri Census, 2010

### TRAFFIC COUNTS:

**Main Street** 23,300 vpd

\*Source: Minnesota Department of Transportation 2012 Study Averages are per day total cars

### AREA TENANTS:

- > US Bank
- > State Farm
- > Wells Fargo
- > Subway
- > Allstate
- > Edward Jones
- > Farmers Insurance

### COMMENTS:

Mixed-use historic retail and office building located in the heart of downtown Anoka off of Highway 169 and Main Street. The building was recently renovated and includes an elevator as well as a sprinkler system throughout the entire building. The lower level was formerly occupied by a restaurant and includes the former hood/kitchen exhaust. It is a great opportunity for a hands-on building owner, as well as an owner occupier.

