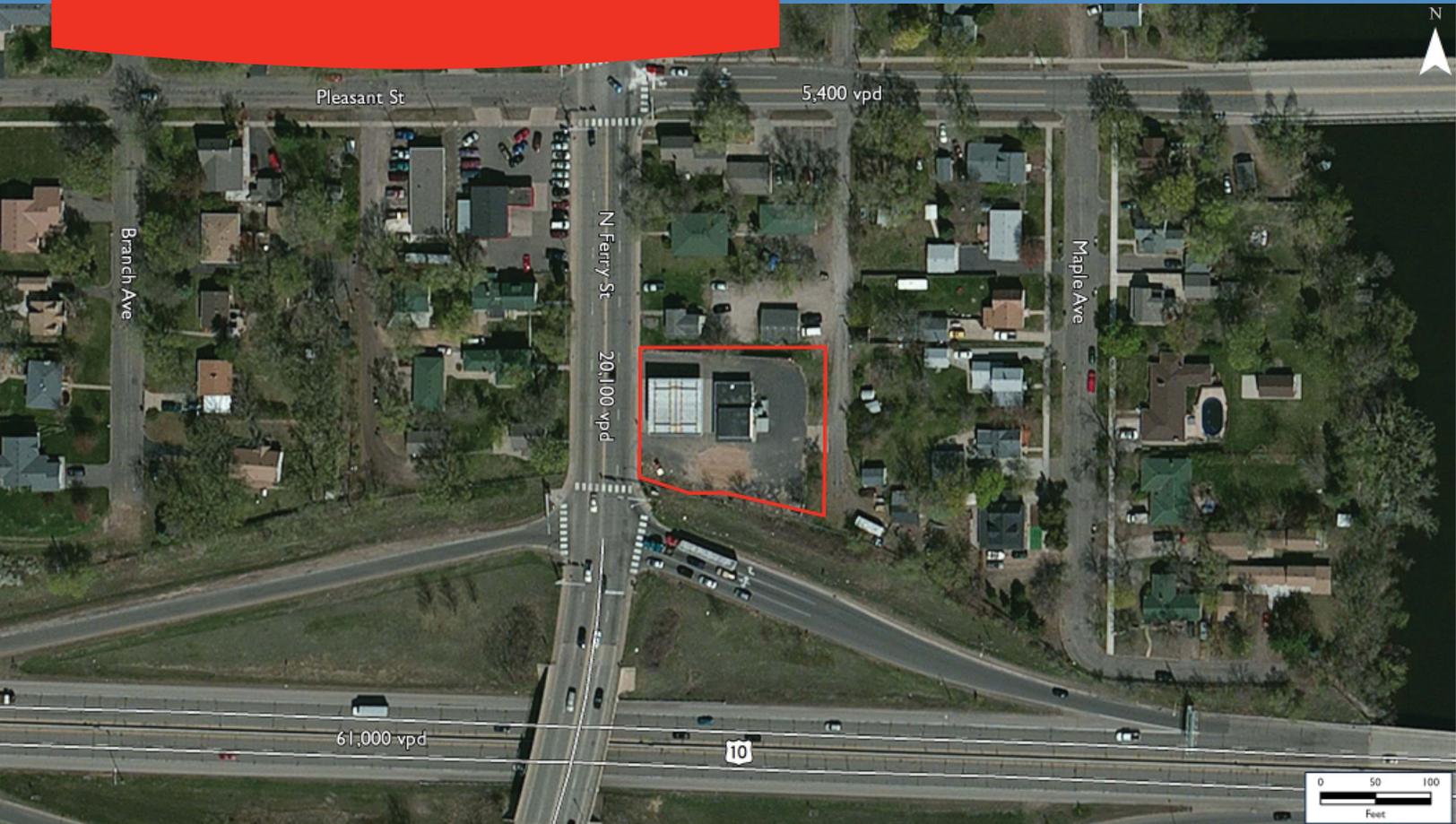


PAD SITE FOR SALE 2520 NORTH FERRY STREET

ANOKA, MN

FOR SALE



PROPERTY FEATURES

- .52 acres of land for sale
- Vacant 1,700 sf former gas station building that can be utilized or removed
- Located at the intersection of State 10 and State 169, with great visibility from both thoroughfares
- All UST tanks have been removed from this property, and the owner has received a No Action letter from MPCA as regards to property contamination



For more information, please contact:

DEB CARLSON

Director

(952) 465 3370

deb.carlson@cushwakenm.com



3500 American Blvd. W., Suite 200
Minneapolis, MN 55431 | cushwakenm.com

PAD SITE FOR SALE

For Sale

.52 ACRES
AVAILABLE

SITE INFORMATION

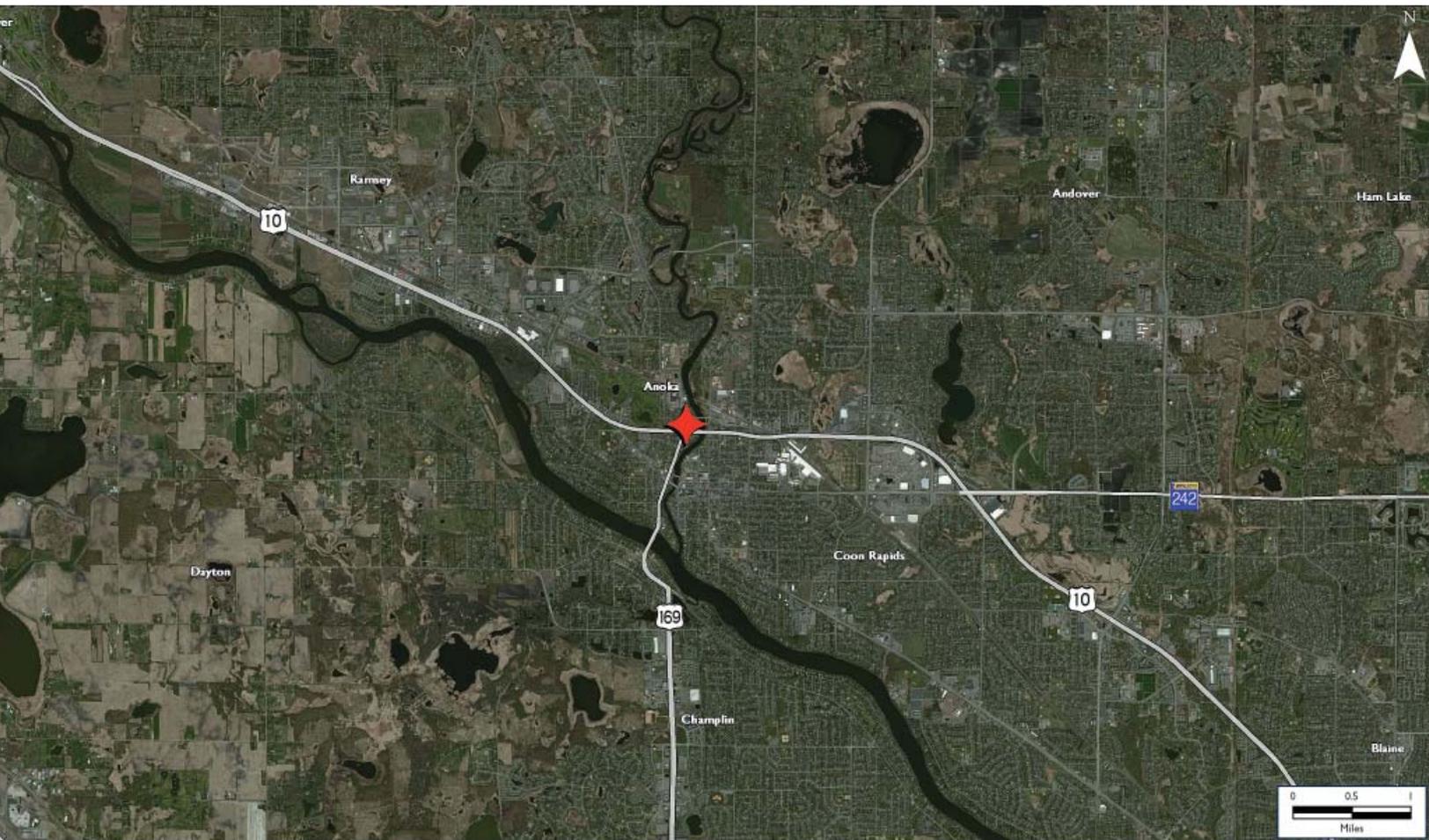
LOCATION	NEQ of Highway 10 and North Ferry Street
PARCEL SIZE	.52 Acres (22,651 sf)
PRICE	Contact Broker
2013 TAXES	\$14,700

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,127	60,533	126,655
HOUSEHOLDS	3,925	22,250	45,019
AVG. HH INCOME	\$56,144	\$83,939	\$90,796
DAYTIME POPULATION	9,118	29,495	46,760

TRAFFIC COUNTS

	VPD
HWY 10 WEST OF N FERRY ST	61,000
N FERRY ST NORTH OF HWY 10	20,100
PLEASANT AVE EAST OF N FERRY ST	5,400



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