

FOR SALE

839 Northdale Blvd

Coon Rapids

Villa Rosa Apartments

Location: 839 Northdale Blvd
Coon Rapids, MN 55448

Details: 17 Unit Building
12 - 2 Bdrm
5 - 1 Bdrm
22 Garages

**On-site laundry facility
with two washers and two
dryers**

**Units have been updated
on an as needed basis, new
decks and siding**

ASSUMABLE FINANCING



Coon Rapids is an exciting community and the metropolitan area's gateway to the northern part of the state. The city offers a unique combination of urban excitement and small town friendliness with many opportunities to work and play.



CAMBRIDGE Commercial Realty

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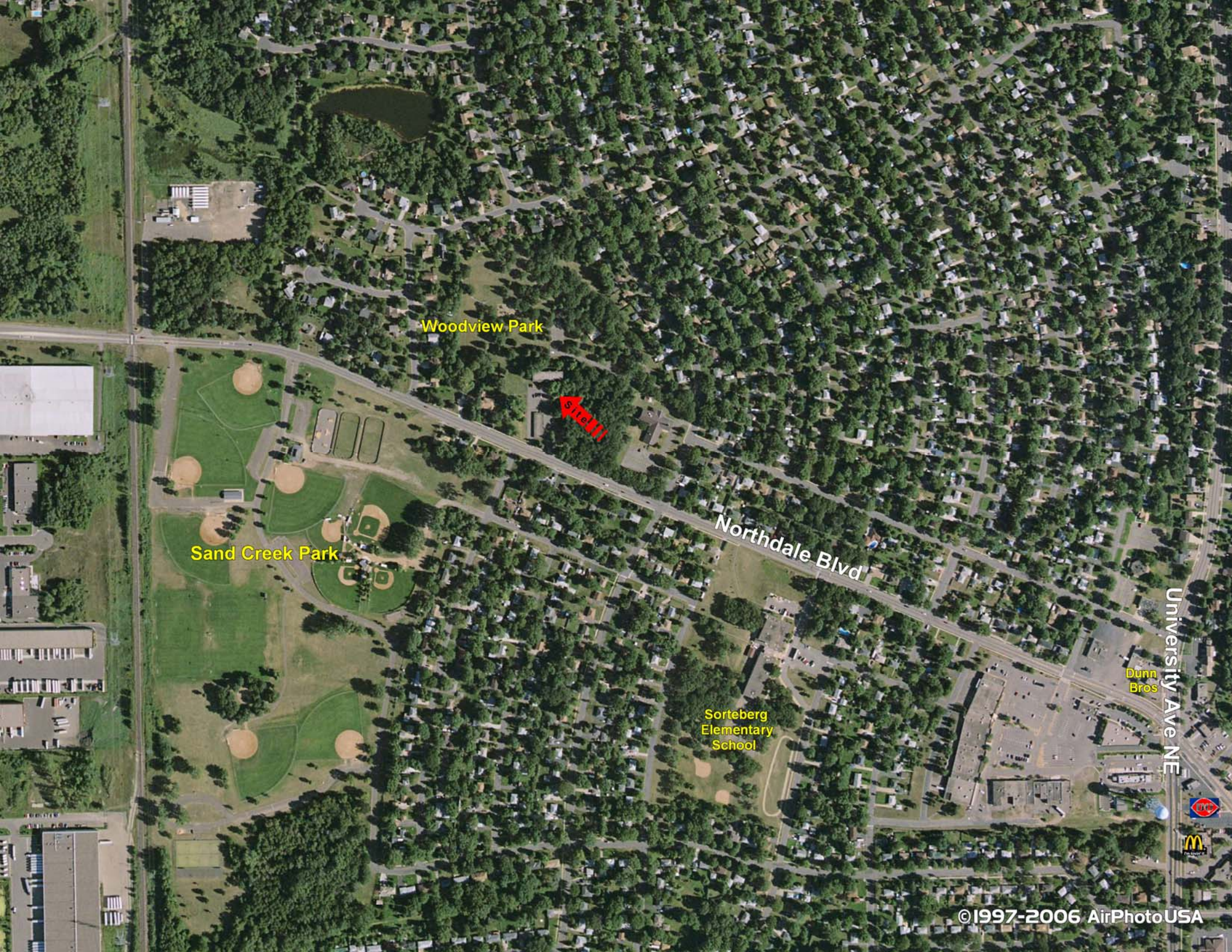
Johns@cambridge-commercial.com

Site Demographics

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	10,147	80,259	177,024
Avg. Household Income	61,862	64,827	68,618
Daytime Population	3,834	20,837	67,373



21/03/2008



Woodview Park

Sand Creek Park

Sorteberg
Elementary
School

Dunn
Bros

Northdale Blvd

University Ave NE





Woodview Park

Woodview Park is one of the city's oldest neighborhood parks. The park is located 1 block north of Northdale Blvd. on Olive Street. Within this oak wooded park you will find a picnic shelter with grills and picnic tables, a play area, and walking trail.



11540 Olive Street (9.96 acres)

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Sand Creek Park

Sand Creek Park is located adjacent to Northdale Blvd. approximately a half mile east of Hanson Blvd. The park features six regulation adult softball fields with dugouts, bleachers, and complete fencing. Three of the fields are currently lighted, and all fields are available for tournament play upon approved field reservation. Sand Creek also has as well as a skate park and hockey rinks.

Sand Creek Park also includes four artificial turf surfaced tennis courts, basketball courts, a play area, two full sized hockey rinks and a large open skating area complete with a warming house. An onsite skateboard park is also a part of this facility.

The park also features two lighted full-sized football fields complete with electronic scoreboards and bleachers. These fields are used primarily for Coon Rapids' fall youth football program and summer youth soccer program.



One of the park's highlights is the annual Fire Fighter's/Lions 4th of July Celebration which features a parade, softball tournament, carnival, and a spectacular fireworks show.

1008 Northdale Blvd. (50 acres)