

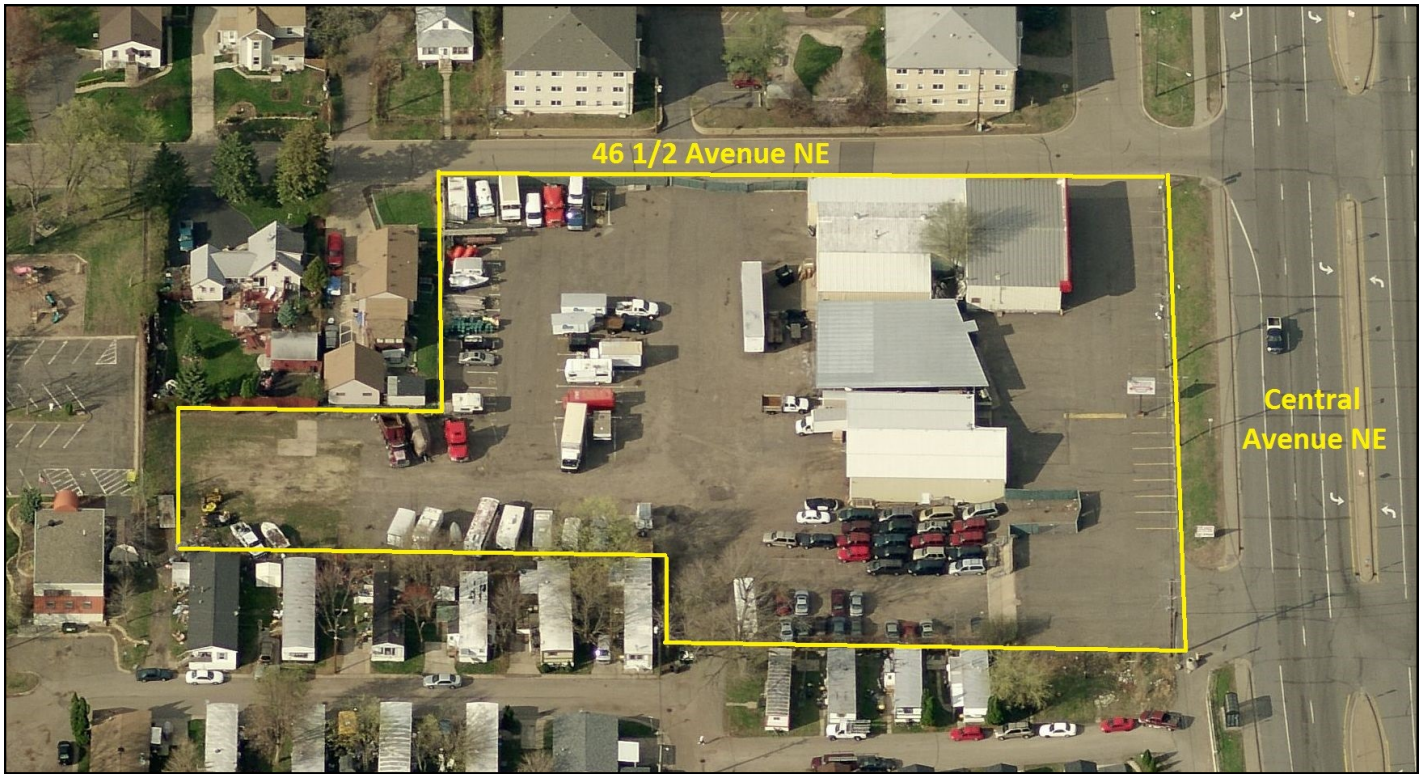
2.4 ACRES ON CENTRAL AVE/ HWY 65

C-1 ZONING

4560 Central Avenue NE, Columbia Heights, MN

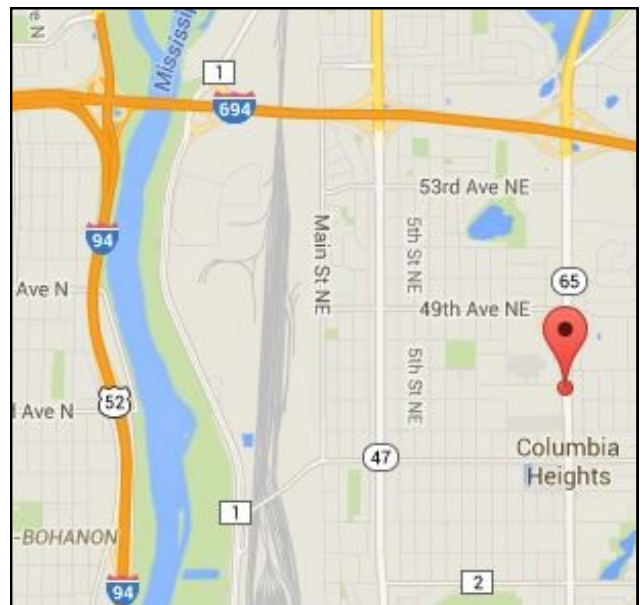


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Facts & Features

- ◆ List Price: \$849,900
- ◆ 2.4 Acres
- ◆ Price/Lot SF: \$8.12
- ◆ C-1 Zoning
- ◆ 11,500 SF Building
 - ◆ 8,500 SF Retail
 - ◆ 3,000 SF Industrial
- ◆ Ample Parking
- ◆ Easy Access from Central/ Hwy 65 & I-694
- ◆ 29,900 Vehicles/Day with High Visibility
- ◆ Surrounded by Major Retailers (McDonalds)



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4560 Central Avenue NE Columbia Heights, Minnesota 55421



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Investment Summary

Excellent C-1 Zoned opportunity within Columbia Heights (<http://www.ci.columbia-heights.mn.us/>). Eight (8) parcels make up approximately 2.4 acres (104,544 SF) land for sale.

Site currently has two existing buildings with three tenants including two industrial units (month to month leases) and Big Bob's Carpet and Flooring, who will vacate upon sale. Site also has outside storage for boats and RVs (all month to month leases). Seller will consider subdividing but prefers to sell entire site.

This is prime C-1 zoned land with nearby businesses including McDonalds, Aldi, Dollar General, T-Mobile, U.S. Post Office, Guaranty Bank, Ace Hardware, Dollar Tree, Advance Auto Parts, Car X Tire & Auto, Chet's Shoes and many more. Single family residential throughout neighborhood with medium density multifamily housing directly adjacent to subject site.

Easy access on Hwy 65 / Central Avenue with I694 only 1 mile north. Incredible visibility with 29,500 VPD.

New financing required. Lender recommendations are available from listing brokers.

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Facts & Features

Lot Size: 2.4 Acres (104,544 SF)

Year Built: 1965

Total Building SF: 11,500

Foundation Size: 11,500 SF

Retail: 8,500 SF

Industrial: 3,000 SF

County: Anoka

Zoning: C-1

2013 Property Taxes: \$7,901

Parking: Ample Parking in Lot

Lot Description: Corner of Central Ave
NE & 46 1/2 Ave NE

Asking Price: \$849,900

Price/Lot SF: \$8.12

Price/Building SF: \$73.90

Exterior: Metal

Property ID: 263024440034, 263024440100,
263024440057, 263024440053,
263024440050, 263024440037,
263024440035, 263024440033

Fuel: Natural Gas

Heat: Forced Air

Traffic Counts: 29,500 VPD

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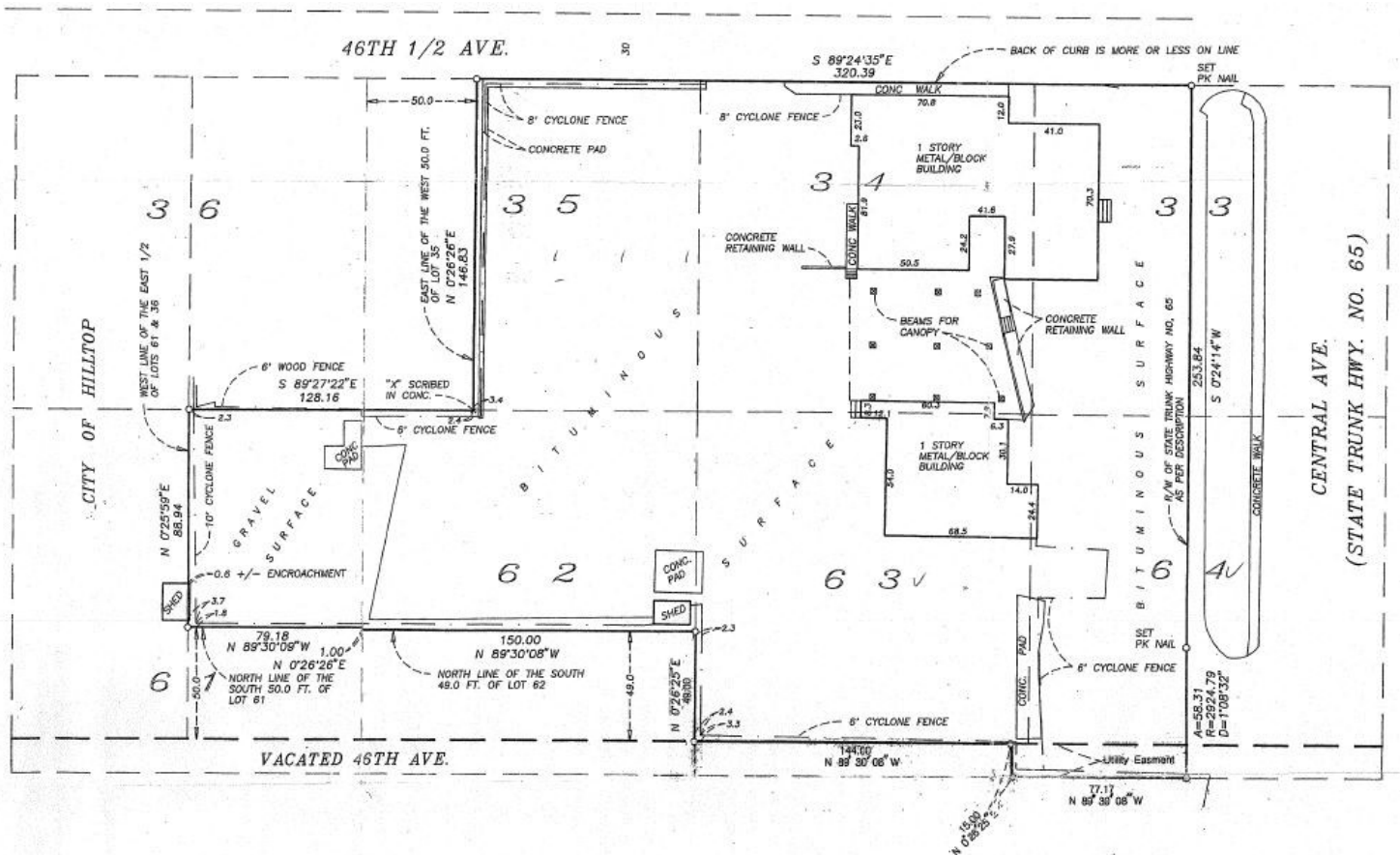


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Blueprint



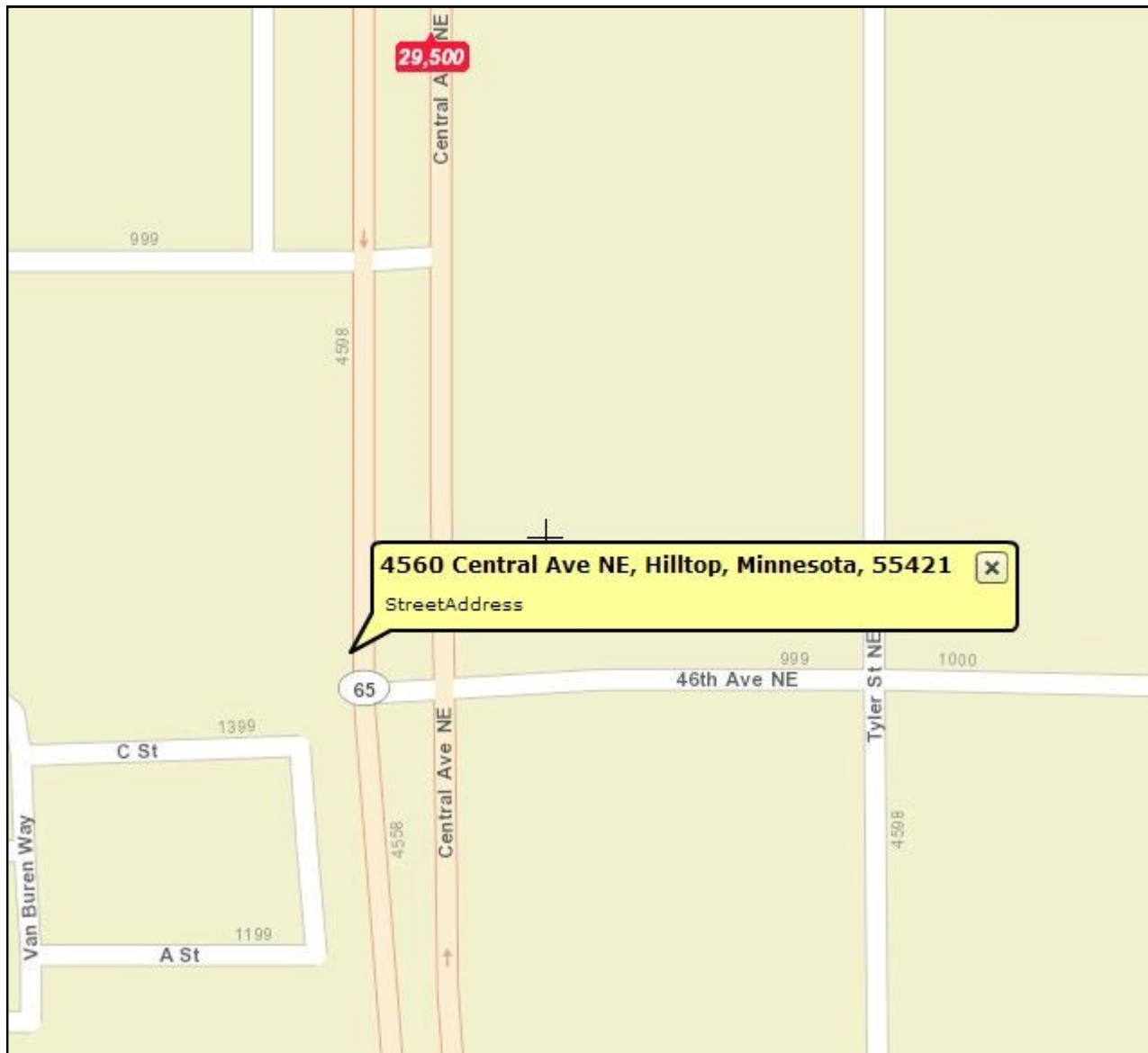
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Traffic Counts



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Columbia Heights, Minnesota 55421



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Aerial Photo

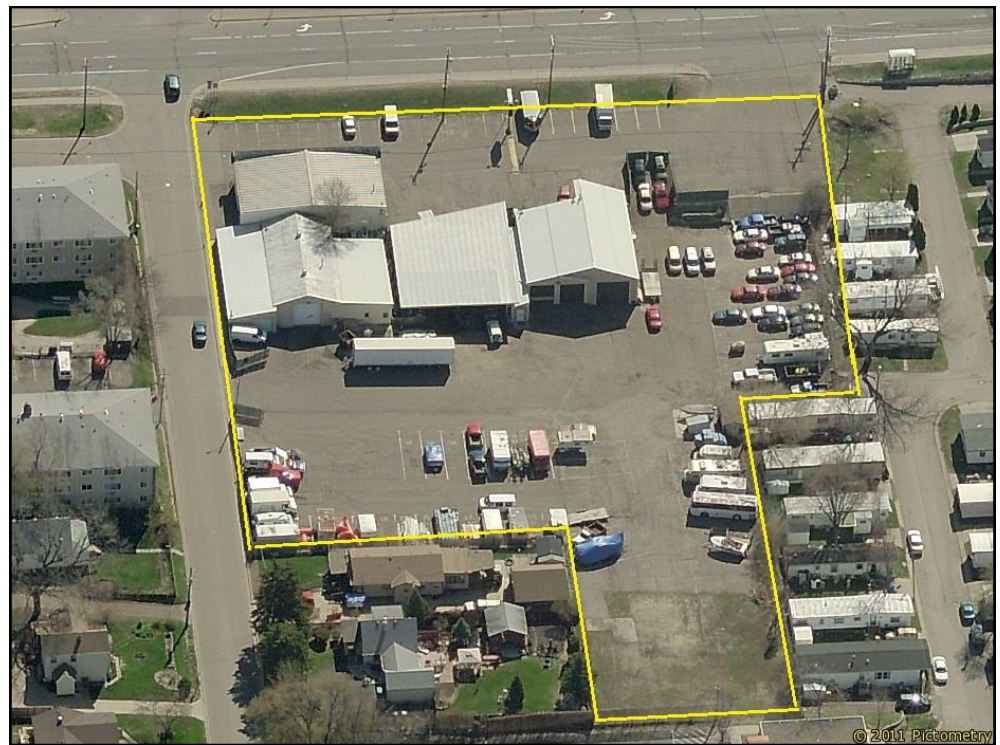


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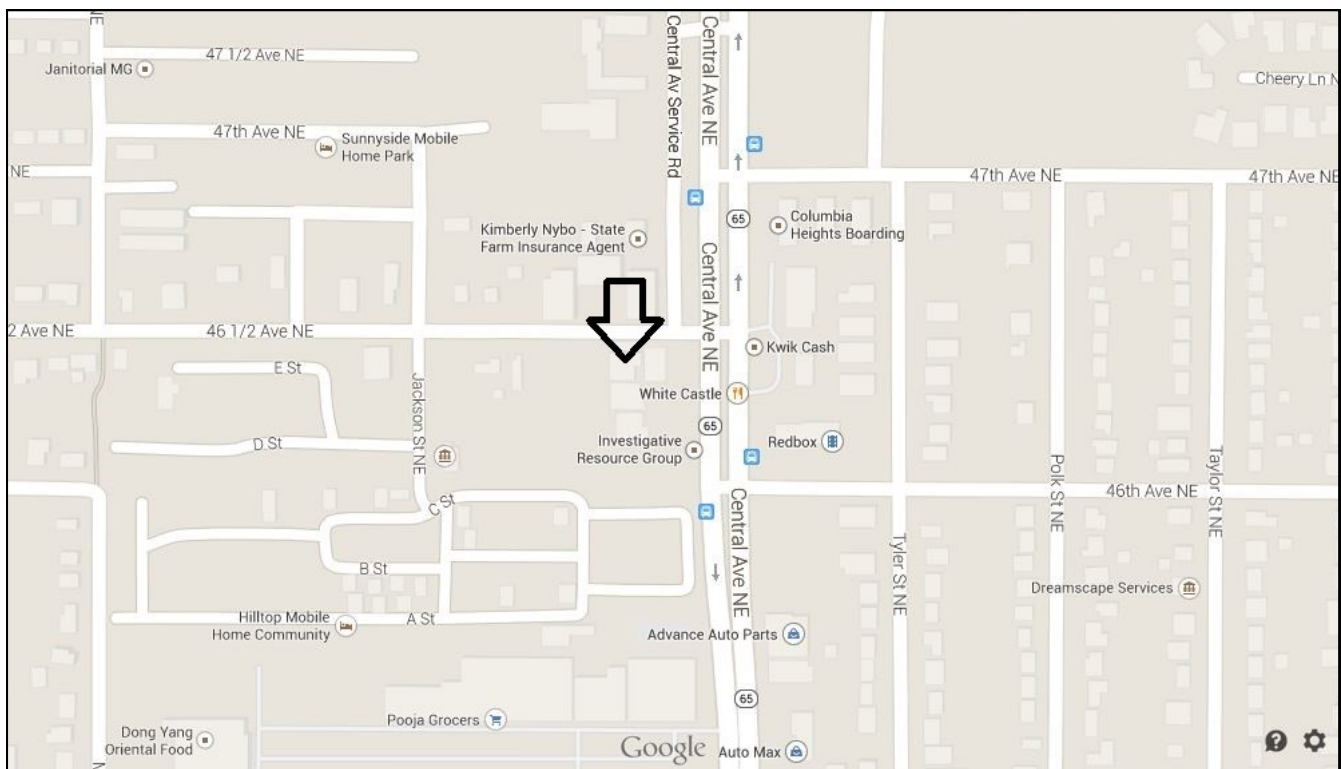
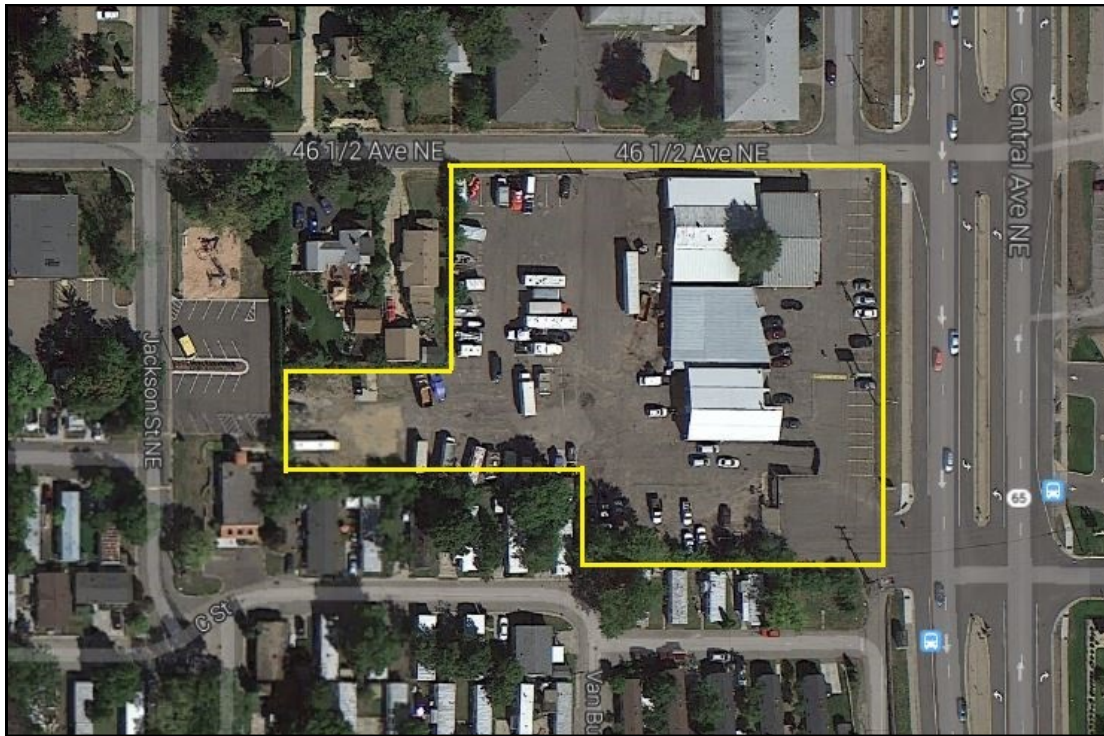


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Demographic and Income Profile

4560 Central Ave NE, Hilltop, Minnesota, 55421
Drive Time: 10 minutes

Prepared by Hayden Hulsey
Latitude: 45.051875542
Longitude: -93.24769698

Summary	Census 2010	2013	2018	
Population	181,659	184,169	190,504	
Households	72,217	73,403	76,076	
Families	43,824	44,316	45,610	
Average Household Size	2.46	2.45	2.45	
Owner Occupied Housing Units	48,606	48,706	50,842	
Renter Occupied Housing Units	23,611	24,697	25,234	
Median Age	36.1	36.8	37.7	
Trends: 2013 - 2018 Annual Rate	Area	State	National	
Population	0.68%	0.54%	0.71%	
Households	0.72%	0.62%	0.74%	
Families	0.58%	0.50%	0.63%	
Owner HHs	0.86%	0.70%	0.94%	
Median Household Income	2.72%	3.74%	3.03%	
Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	7,916	10.8%	7,963	10.5%
\$15,000 - \$24,999	6,867	9.4%	5,544	7.3%
\$25,000 - \$34,999	8,401	11.4%	6,327	8.3%
\$35,000 - \$49,999	11,489	15.7%	11,795	15.5%
\$50,000 - \$74,999	15,263	20.8%	13,304	17.5%
\$75,000 - \$99,999	10,427	14.2%	11,151	14.7%
\$100,000 - \$149,999	8,730	11.9%	12,325	16.2%
\$150,000 - \$199,999	2,658	3.6%	5,591	7.3%
\$200,000+	1,653	2.3%	2,077	2.7%
Median Household Income		\$52,226		\$59,712
Average Household Income		\$67,573		\$80,075
Per Capita Income		\$27,365		\$32,396

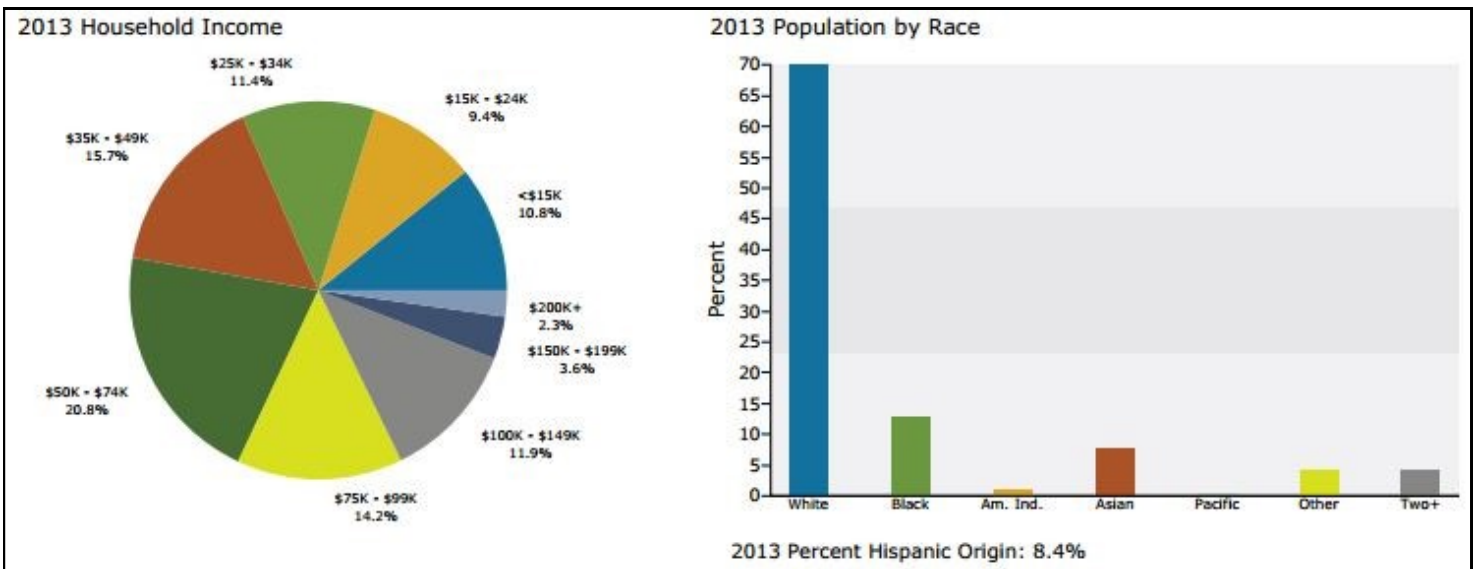
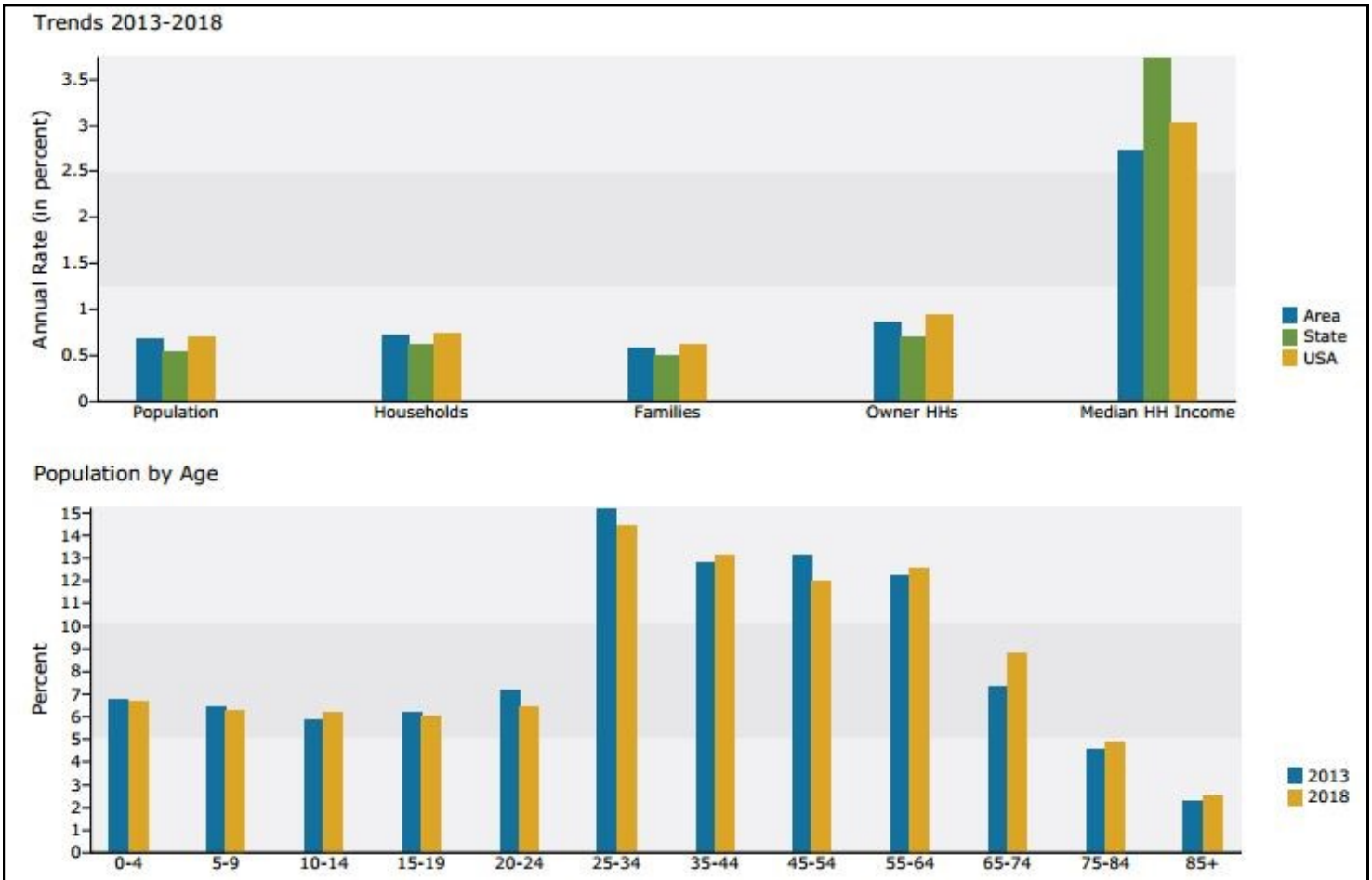
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,734	7.0%	12,447	6.8%	12,788	6.7%
5 - 9	11,283	6.2%	11,778	6.4%	11,966	6.3%
10 - 14	10,562	5.8%	10,857	5.9%	11,732	6.2%
15 - 19	12,060	6.6%	11,382	6.2%	11,525	6.0%
20 - 24	13,145	7.2%	13,240	7.2%	12,272	6.4%
25 - 34	28,344	15.6%	28,014	15.2%	27,523	14.4%
35 - 44	23,049	12.7%	23,616	12.8%	25,010	13.1%
45 - 54	25,410	14.0%	24,156	13.1%	22,858	12.0%
55 - 64	20,603	11.3%	22,392	12.2%	24,027	12.6%
65 - 74	12,001	6.6%	13,447	7.3%	16,760	8.8%
75 - 84	8,519	4.7%	8,540	4.6%	9,329	4.9%
85+	3,950	2.2%	4,301	2.3%	4,714	2.5%

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