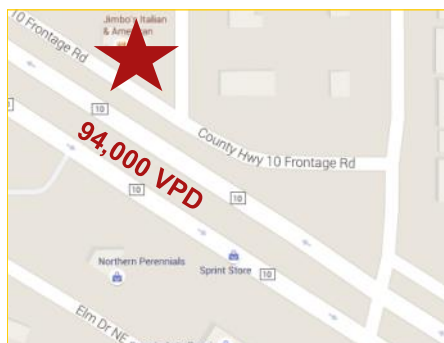


Commercial Building FOR SALE \$207,777



**8550 Van Buren St
Blaine, MN 55434**

\$207,777—Includes Building and Land



- Former family owned Italian American restaurant building
- Over 94,000 VPD with direct visibility from Highway 10
- Also great for professional services, antique shop and more
- Corner location with off-street parking on private lot
- Large kitchen with grill, 4-top gas stove, dough maker & pizza oven
- Wrap around dining room/open concept area
- Covered delivery/loading area and lots of basement storage

High traffic location two blocks west of Northtown Mall

Providing Exceptional Personal Service



Delivering Exceptional Positive Results

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is Your FULL SERVICE Real Estate Brokerage**



Commercial, Property Management, Troubled Assets, Court Receivership, Investment/Equity, 1031 Exchange, Residential, Property Development and Vacation/Coastal Properties. **Licensed in Minnesota & Florida**

www.rocksolidcos.com

Ron Touchette Broker
612.435.7777
ron@rocksolidcos.com



Commercial Building FOR SALE \$207,777

**8550 Van Buren St
Blaine, MN 55434**

Site Data



Listing Price:	\$207,777	
Includes:	Building & Land	
Location:	8550 Van Buren Street, Blaine, MN 55434	
PID Number:	31-31-23-44-0006	
2019 Taxes:	\$4,660	
Legal Description:	E 165 FT LYG S OF N 120 FT OF LOT 8 AUDITORS SUBDIVISION NO 19 REV	
Zoning:	Commercial	
Topography:	Level, paved	
Utilities:	Water	City, connected
	Sewer	City, connected
	Fuel	Natural Gas
	Electric	Yes
	Heat	Furnace
	Cooling	Evap Cooler
Number of Buildings:	1	
Number of Floors:	1 + basement	
Total SF:	1,202	
Acres:	.3; 13,148SF corner lot	
Building Type:	Wood frame, cinderblock	
Year Built:	1956	
Parking:	Private , asphalt lot	
Loading:	Drive-in garage/storage	
Occupied:	Available	
Neighboring:	Industrial Commercial with surrounding residential	
General:	Corner lot with multiple access points, directly visible from Hwy.10 one block from Able Street exchange	

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Commercial Building FOR SALE \$207,777

**8550 Van Buren St
Blaine, MN 55434**

Demographics

County-at-a-Glance*

County:

Anoka

County Seat:

Anoka

Population:

61,210

Median Age:

37.2

Median Home Value:

\$189,100

Median Household Income:

\$79,915

Commute Time (minutes):

25.5

*2010 US Census Data & USCB Projections.

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Last Updated: Thursday, March 21, 2019

Population Characteristics	1 Mile	3 Mile	5 Mile
Total population:			
Male	1,780	17,610	54,279
Female	1,820	18,335	55,394
Over 25	2,535	23,556	70,948
Social Characteristics	1 Mile	3 Mile	5 Mile
Population by Education Level:			
High School Grad.	933	7,897	22,241
Some College	657	6,156	18,775
Associates	169	1,873	5,982
Bachelors or more	461	4,857	15,984
Economic Characteristics	1 Mile	3 Mile	5 Mile
Median Household Income	\$58,567	\$59,098	\$64,975
Average Household Income	\$69,857	\$67,959	\$72,062
Unemployment Rate	1.77%	2.63%	2.49%
Population by Income Source:			
Blue Collar Worker	1,008	9,451	28,688
White Collar Worker	222	2,218	8,204
Pink Collar Worker	1,583	4,263	12,816
Other/Misc. Worker	123	1,328	3,531
Housing Characteristics	1 Mile	3 Mile	5 Mile
Number of Households:			
Owned	2,989	13,680	43,107
Rented	654	4,785	12,122
Single Person	1,009	5,027	13,686
Family	2,403	12,135	37,966

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