



VALVOLINE FRIDLEY

FRIDLEY, MN

Suntide Commercial
Realty, Inc.
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Project Highlights:

Here is a perfect opportunity to strategically locate your business along Hwy 65 within the well-established Fridley community at a controlled intersection.

Purchase this 1,200 sf Retail-Service property and enjoy a multitude of great amenities including:

- Mature treeline
- Power overhead door operators
- Seven course basement/storage area—add'l 1,200 sf!
- 2 Drive-in doors
- 12' Clear Heights
- 200 Amp electrical service
- A/C in enclosed waiting area
- On and off-street parking



CONTACT

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Location	7315 Highway 65 NE, Fridley, MN 55432 (Anoka County)		
Building SF	1,200 sf (+1,200 sf basement) on 0.54 acres		
Useage Type	Retail/Service		
Year Built	1989		
Offering Price	\$330,000		
2010 Taxes/Spec.	\$12,298 estimated		
Drive In Doors	2 Drive-in doors		
Parking	7 stalls off street		
Add'l Notes	A/C in enclosed waiting room, dual power overhead doors		
Traffic Counts <i>(2005, MNDOT)</i>	Along Hwy 65: 35,000 vpd Along 73rd Ave: 12,000 vpd		
Demographics <i>(2009)</i>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,470	75,775	208,552
Households	3,706	30,710	82,950
Avg. HH Income	\$75,921	\$80,065	\$80,157
Contact	Steve Dombrovski 651.209.9612 steve@suntide.com		
Website	www.suntide.com		

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