



Vacant Lot For Sale City of Anoka Owned

FOR SALE

\$200,000

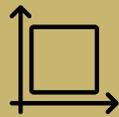
- Future single-family home site
- Corner lot at River Ave & Madison St.
- Approx. 99'x99' or 0.22 acre(s) lot size
- Fabulous location across from the Rum River, Akin Riverside Park, and just blocks to downtown Anoka shops and restaurants
- Owner-occupied home must fit architecturally into the neighborhood
- Construction must commence within 3 years of closing date
- A 10-year rental restriction will be enforced on the home to be built
- See listing addendum for more details



ADDITIONAL INFORMATION:

- All interested parties are required to submit a conceptual exterior rendering of the proposed home, along with their offer to Darin Berger.
- Submissions will be accepted via email, mail, or in person at Anoka City Hall, no later than 4:30 p.m. on March 18, 2025.
- The Anoka City Council will review potential buyers' conceptual home renderings on March 24, 2025 at the Work Session, which begins at 5 p.m.
- Conceptual renderings approved by Council will then move forward for review in tandem with the offer at a future City Council meeting to be determined.

PROPERTY DETAIL



LOT SIZE
APPROX. 99'X99'



CORNER LOT: RIVER
AVE. & MADISON ST.



FUTURE SINGLE
FAMILY HOME

**CONTACT:
DARIN BERGER**

763-576-2724
DBerger@ci.anoka.mn.us

City of Anoka
2015 First Ave No
Anoka MN 55303



ADDENDUM

18XX River Avenue Vacant Lot Listing

- All interested parties must submit a conceptual rendering of the proposed home, along with their offer to Darin Berger via email (DBerger@ci.anoka.mn.us), mail or in person at Anoka City Hall by 4:30 p.m., March 18, 2025.
- The Anoka City Council will review potential buyers' conceptual home renderings at the March 24, 2025 Work Session at 5:00 p.m.
- Conceptual renderings that are approved by Council will then move forward to be reviewed in tandem with their best and final offer at a future City Council meeting to be determined.
- A single-family residential detached home with garage is the only structure allowed to be constructed on this site. The minimum home value shall be no less than \$350,000. This does not include the value of the lot.
- The single-family home shall be a traditional style, such as "Craftsman" with a modern function that fits the market of Anoka. New construction must blend with the character of Anoka.
- Exterior finish materials should include a higher percentage of brick or stone on the front of the structure. Siding should be a cement board/James Hardy or composite/Smartboard or like product. Use of vinyl siding is discouraged.
- A minimum 2-3 car garage is required and shall not dominate the lot. Ideally, the garage would be located either even with the living portion of the structure or offset and setback a few feet from the front of the living portion of the structure.
- Maximize the use of the lot with a 2-story residential structure. Avoid split level home designs.
- Home constructed must be owner-occupied for a minimum of 10 years. Prohibition of rental use of the property shall be enforced by a deed restriction as part of the Purchase Agreement.
- All applicable zoning and building code requirements shall be met.

If questions, please call or email:

Darin Berger

 DBerger@ci.anoka.mn.us |  763-576-2724

Anoka City Hall | 2015 First Ave No | Anoka MN 55303
www.anokaminnesota.com