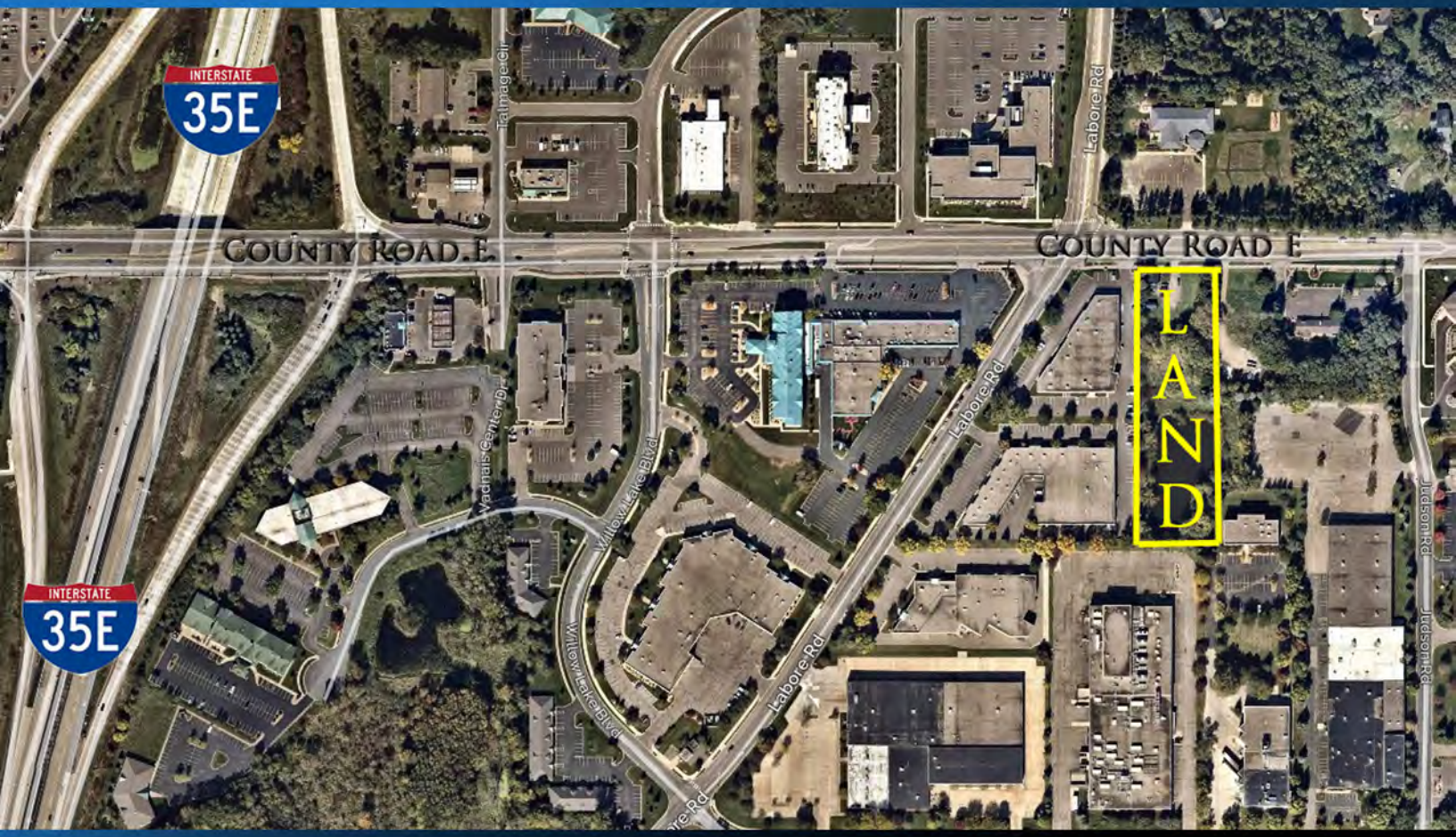
# Vadnais Heights Land

1196 E. County Road E, Vadnais Heights, MN 55110

## For Sale

## Approx. 1.83 Acres




## Sale Price: $247,000.00

**Great Location for Development**

- Approximately 2 Acres
- High Traffic County Road
- Zoned OB Office Business District
- PID 33-30-22-11-0024
- Pro Development City

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ERSI Essence Real Estate Services Inc.

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## Property Overview

## Area Information

Vadnais Heights is a city of over 13,000 residents, covering an area of 8.5 square miles in NE Ramsey County. While its natural setting is appealing, the availability of services and easy freeway access to the entire metro area and northern Minnesota make Vadnais Heights a great place to live, work, and play. The major roadways serving Vadnais Heights include I-35E, I-694, U.S. Highway 61, and County Highways 96 and 49. I-35E makes it easy to drive to either downtown Minneapolis or St. Paul. Vadnais Heights is a great place to live, work, shop and play. In 2007, Money Magazine voted Vadnais Heights the 36th "Best Place to Live."

## Demographics

| | |
|---|---|
| Population | 13,115 |
| Median HH Income | $72,673 |
| Median Age | 45 |

## Traffic Counts

| | |
|---|---|
| County Road E | 9,700 VPD |
| I-35E | 56,000 VPD |
| I-694 | 111,000 VPD |


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