

Vadnais Heights | MN 55110
1632-1650 County Road E East



Investment



INVESTMENT FOR SALE

BUILDING SIZE:: 10,572 SF

LOT SIZE: 43,311 square feet or .99 acres, plus easement document no. 2808365

COUNTY: Ramsey

YEAR BUILT: 1985



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
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OCCUPANTS

- Subway
- Associated Insurance
- Wynn Nail Studio
- SLS Catering Kitchen
- The Athlete Lab

2025 ESTIMATED TAX AND CAM

\$4.60 PSF for Tax

\$5.85 PSF for Operating Expenses

\$10.45 TOTAL PSF



PROPERTY HIGHLIGHTS

- 10,572 SF multi-tenant, retail building
- Built in 1985
- Updated front in 2024 with modern design
- Frontage to County Road E
- Dock access
- HVAC system roof top units
- Sprinkler system
- 40 parking spaces
- Pylon and building signage
- 15,300 vehicles per day on County Road E
- C2A Commercial 2A District zoning
- Access to I-694 via Highway 61
- Access to I-35E via County Road E

HVAC UNITS

7 ROOF TOP UNITS

All heat exchangers replaced in 2019 and serviced quarterly by Horwitz

EXTERIOR FACADE: New in 2024

ROOF: Built up roof, replaced in 2004

SIDEWALK: New in 2024

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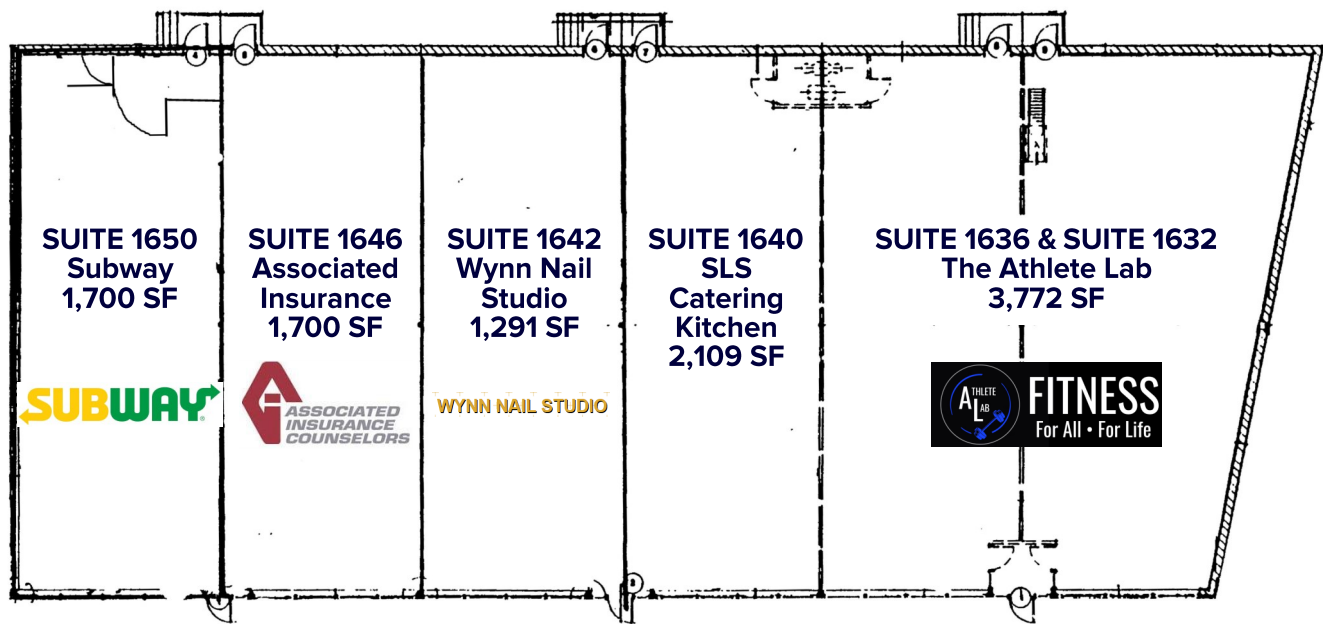


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NEW HOUSING

Lochner-244 unit luxury apartment
The Barnum-192 unit luxury apartment

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	19,200	113,000	309,000
Median HH Income	\$86,600	\$90,800	\$82,500
Average HH Income	\$89,300	\$100,000	\$101,400



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TITUS
COMMERCIAL REAL ESTATE

CERTIFICATE OF SURVEY

WOTH OF DRAINAGE AND UTILITY EASEMENT, TYPICAL

BURLINGTON NORTHERN RAILROAD

10' WIDE RIGHT-OF-WAY

60' WIDE RIGHT-OF-WAY

HOFFMAN ROAD EAST

EXISTING BUILDING
FIRST FLOOR= 961.2

PARKING, INGRESS AND EGRESS EASEMENT
(DOC. NO. 2808365)
(SEE DOC. NO. 2808365 FOR PARKING RESTRICTIONS)

HOFFMAN CORNERS INDUSTRIAL PARK

BLOCK 2

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