

FOR SALE



Frogner Land - 1.16 Acres

VADNAIS HEIGHTS, MINNESOTA



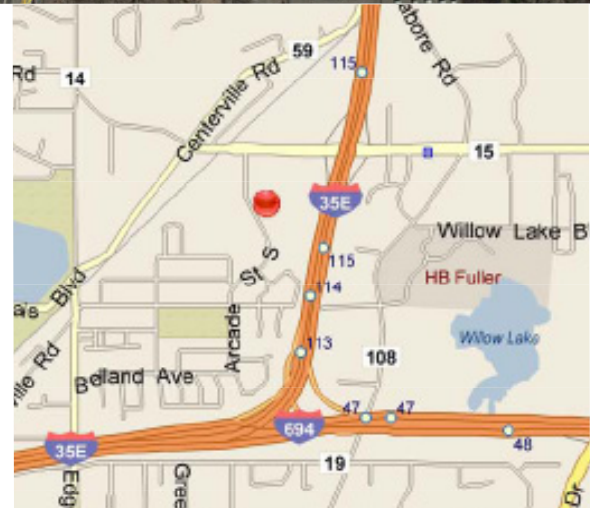
Property Information

The Subject Property consists of approximately 1.16 gross acres situated in the southeast quadrant of I-35E & County Road E in the City of Vadnais Heights,

The Frogner site is located adjacent to the Vadnais Heights Walmart, Walmart has undergone an expansion of about 29,000 square feet and has remodeled the inside which increased its grocery section and updated the exterior of the building.

The zoning is City Center Zoning. City Center Zoning is similar to a PUD style of zoning, to provide flexibility to developers as well as control by the city to ultimately provide a retail environment that works well.

Construction has begun on the new Metro Transit Park-and-Ride. The facility will be a 300 space commuter bus Park-and-Ride, including passenger unloading and loading platforms, a passenger waiting shelter and bicycle parking. Construction is scheduled to be completed this November.



COLLIERS INTERNATIONAL
5985 Rice Creek Parkway, Suite 105
Shoreview, MN 55126

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MIKE BRASS
952 897 3054 direct
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Frogner Land - 1.16 Acres

VADNAIS HEIGHTS, MINNESOTA

LOCATION:

Adjacent to the Vadnais Heights
Walmart

AVAILABLE:

Site 1: 1.64 acres
\$8.26 per square foot or
\$590,000

Site 2: 1.16 acres
\$7.00 per square foot or
\$353,710

Site 3: .62 acres
*owned by State of Minnesota
not listed

Total Potential: 3.42 acres

AREA TENANTS:

- Walmart
- Target
- Chipotle
- Cities Credit Union
- Community National Bank
- Curves
- Erik's Bike Shop
- Famous Footwear
- Fashion Bug
- Festival Foods
- GNC
- Great Clips
- Holiday Inn
- Jimmy's Conference Center
- KFC
- Massage Envy
- Panera Bread
- Papa Murphy's
- Perkins
- Radio Shack
- Saks Restaurant
- Super America
- Vadnais Heights Sports Stadium



Scan for more
information

For Leasing Information, Contact:

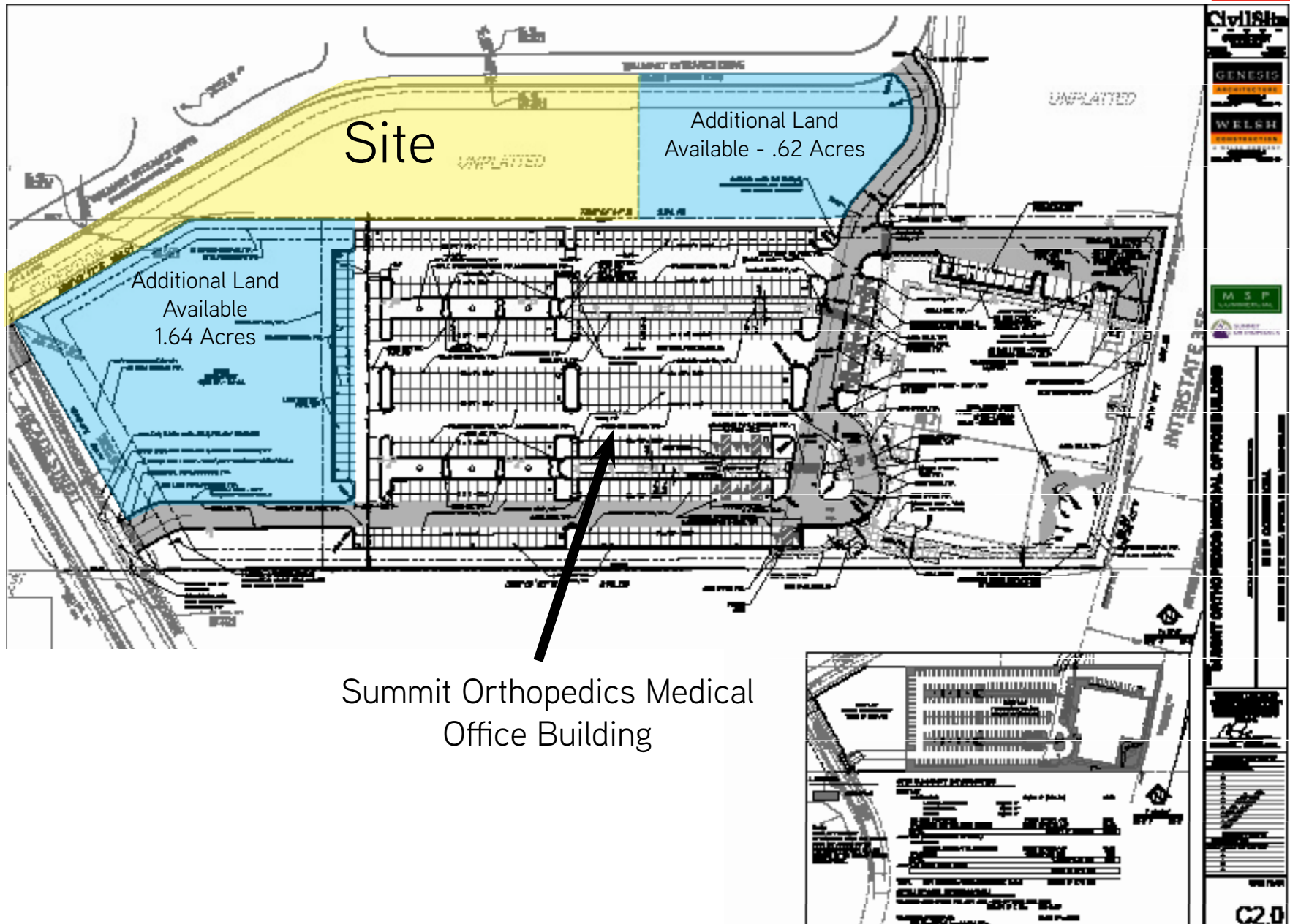
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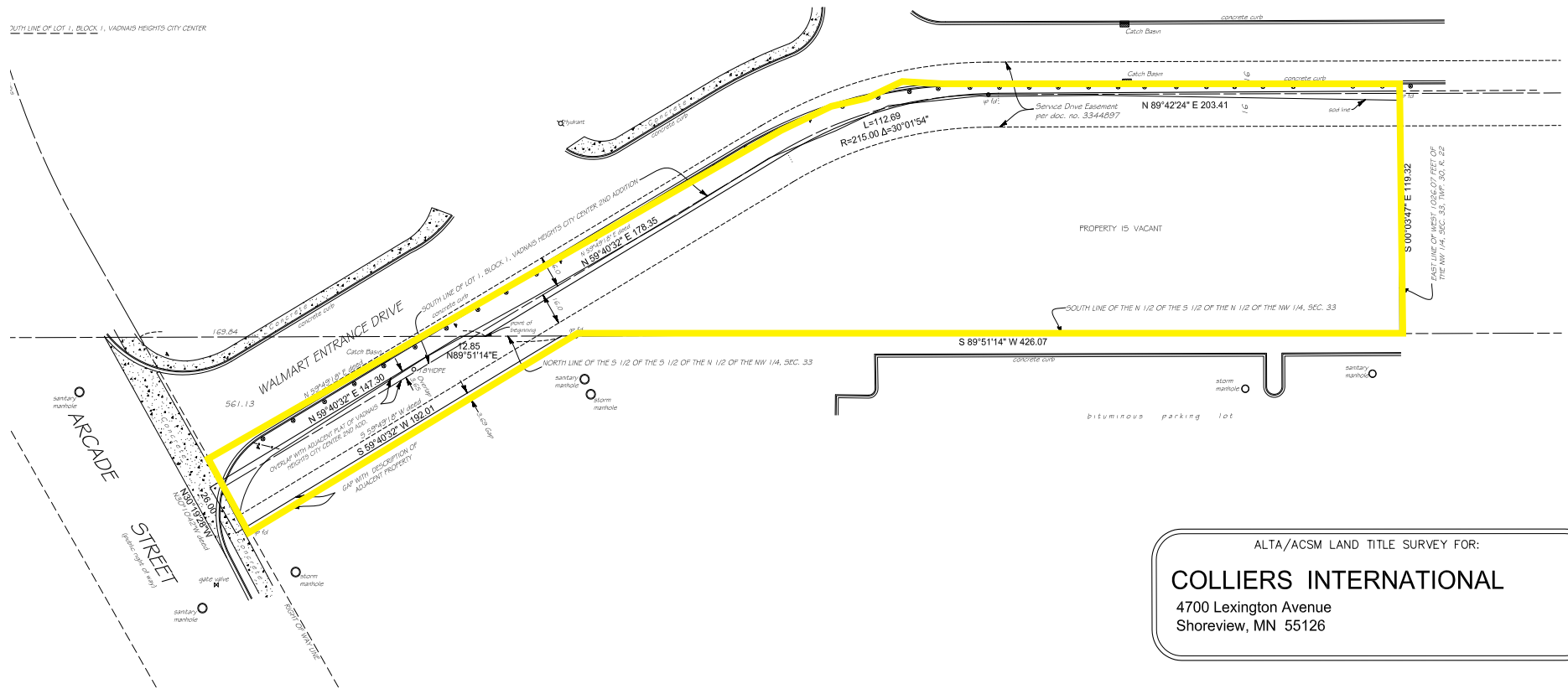
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Frogner Land

VADNAIS HEIGHTS, MN



BASIS OF BEARINGS FROM RAMSEY COUNTY COORDINATES



ALTA/ACSM LAND TITLE SURVEY FOR:

COLLIERS INTERNATIONAL

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