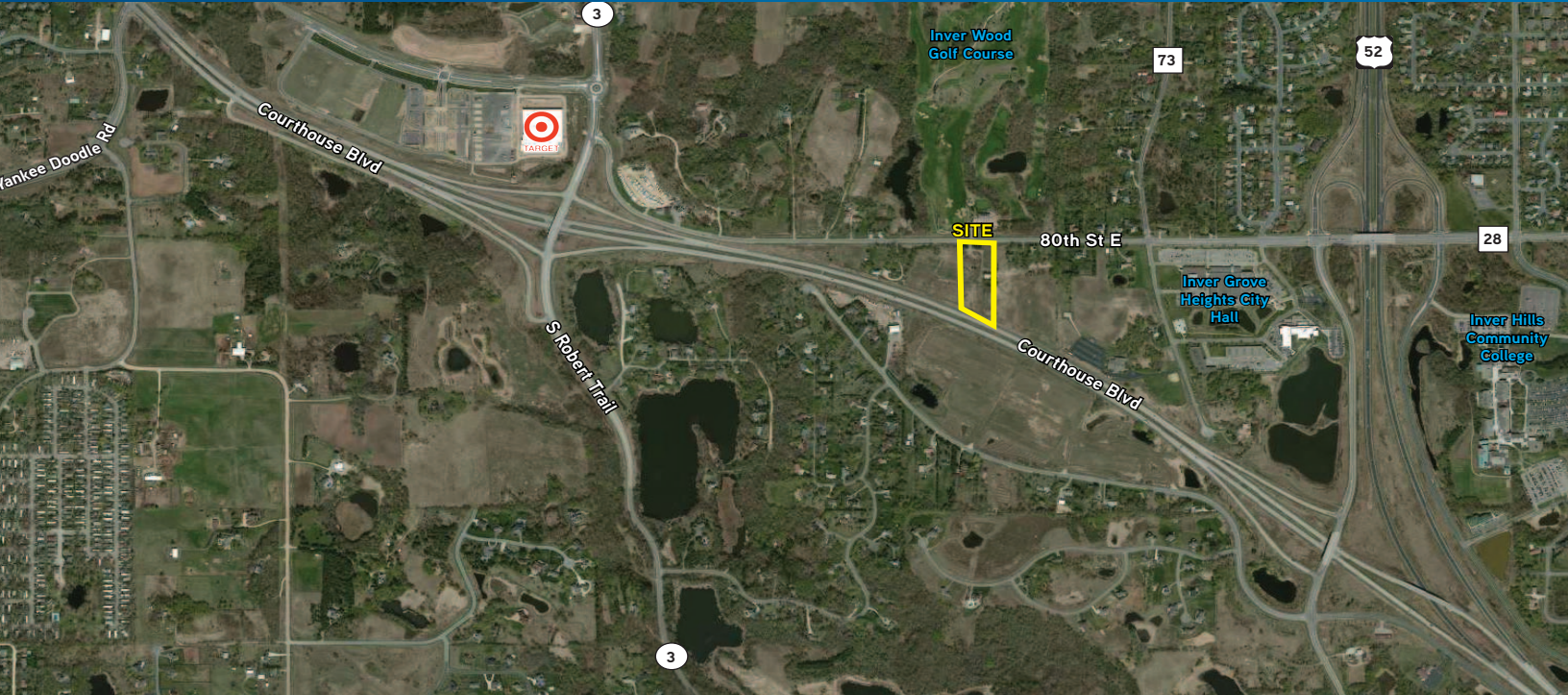


LAND > FOR SALE

# Inver Grove Heights Land 4.86 Acres

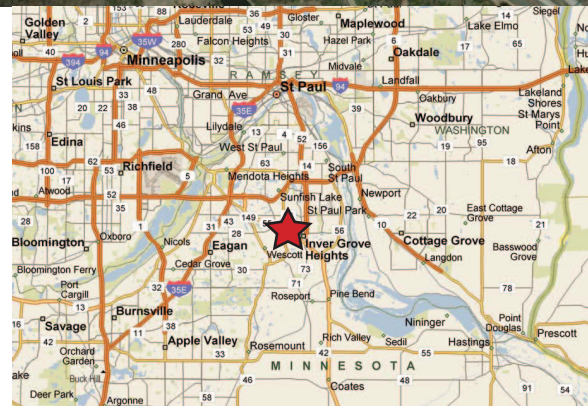


1620 80TH ST E, INVER GROVE HEIGHTS, MN



## PROPERTY DETAILS

- > Approximately 4.86 acres
- > Guided Industrial Office Park
- > Easy access to Hwy 52 and Hwy 55
- > Excellent visibility to over 18,000 vpd
- > Utilities available
- > Close proximity to Target, Inver Hills Community College and Inver Grove Heights City Hall
- > Conveniently located 18 miles from Downtown Minneapolis and 10 miles from Downtown St. Paul



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## Site Information

- › **Location** 1620 80th St E, Inver Grove Heights, MN 55077
- › **Description** Approximately 4.86 Acres
- › **Zoning** A-Agricultural; Guided Industrial Office Park
- › **Property IDs** : 20-01700-05-014

### SALE PRICE:

\$846,806.00 (\$4.00 psf)

### ESTIMATED REAL ESTATE TAXES:

\$2,647.64 (2013)

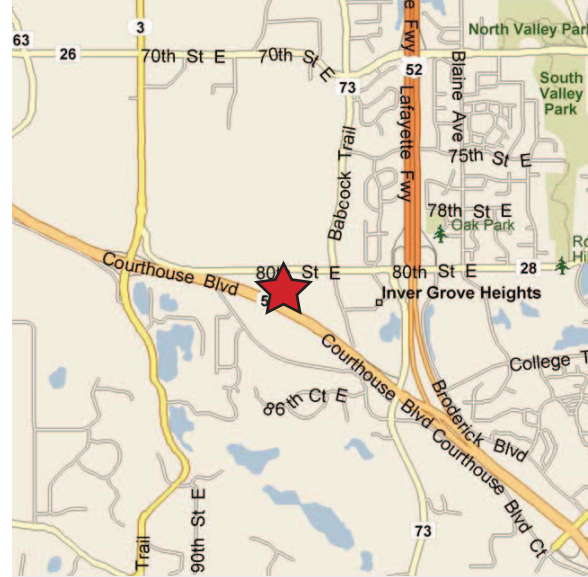
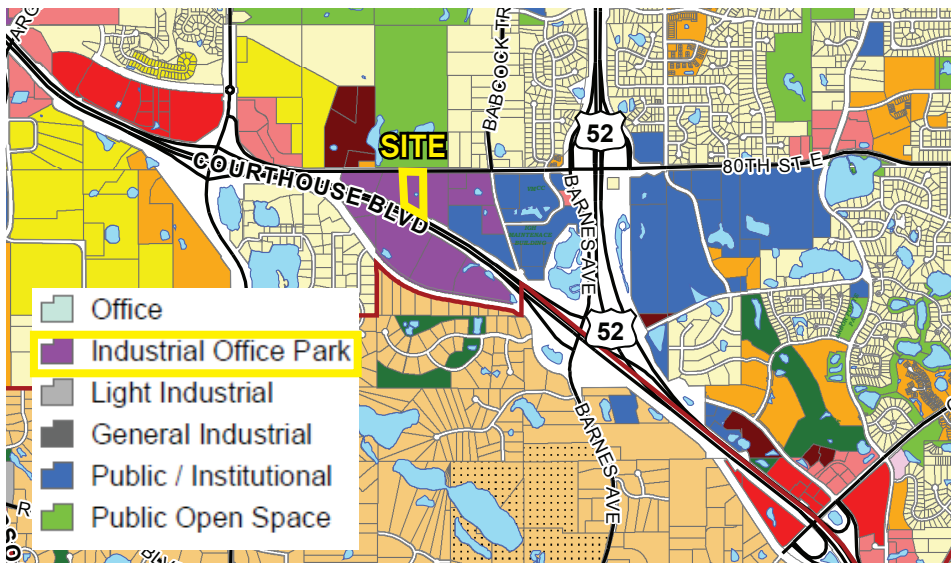
### TRAFFIC COUNTS:

- › Courthouse Blvd (Hwy 55): 18,700 vpd
- › Hwy 52: 32,000 vpd

*\* Source: Minnesota Department of Transportation 2011 Study Averages are per day total cars*

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	1,692	39,285	110,011
Median HH Income	\$91,014	\$75,075	\$65,455
Average HH Income	\$110,702	\$97,945	\$88,035

*\*Source: U.S. Bureau of the Census, Census 2010 file. Esri forecasts for 2013*



## Contact Us

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