

FOR SALE
4.12 - 30.7 ACRES



EAST BETHEL LAND

185TH AND HIGHWAY 65, EAST BETHEL, MN 55011

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

651-341-5044

jeff@essencerealestate.com

OFFICE: 651-482-1871

EAST BETHEL LAND

185TH AND HIGHWAY 65, EAST BETHEL, MN 55011

OVER 1,300 FEET FRONTAGE ON HWY 65

PROPERTY HIGHLIGHTS

SALE PRICE: NEGOTIABLE

▶ TWO ADJACENT LOTS

LOT A - 4.12 ACRES
2021 TAXES \$4,684.30
PID 32-33-23-31-0006

LOT B - 26.56 ACRES
2021 TAXES \$7,613.60
PID 32-33-23-31-0008

- ▶ ZONED HIGHWAY COMMERCIAL (B3)
- ▶ CITY SEWER AND WATER
- ▶ PRO DEVELOPMENT CITY
- ▶ AREA AMENITIES INCLUDE: RESTAURANTS, GAS, BANK, FITNESS, MOVIE THEATER & MORE...

TRAFFIC COUNTS:

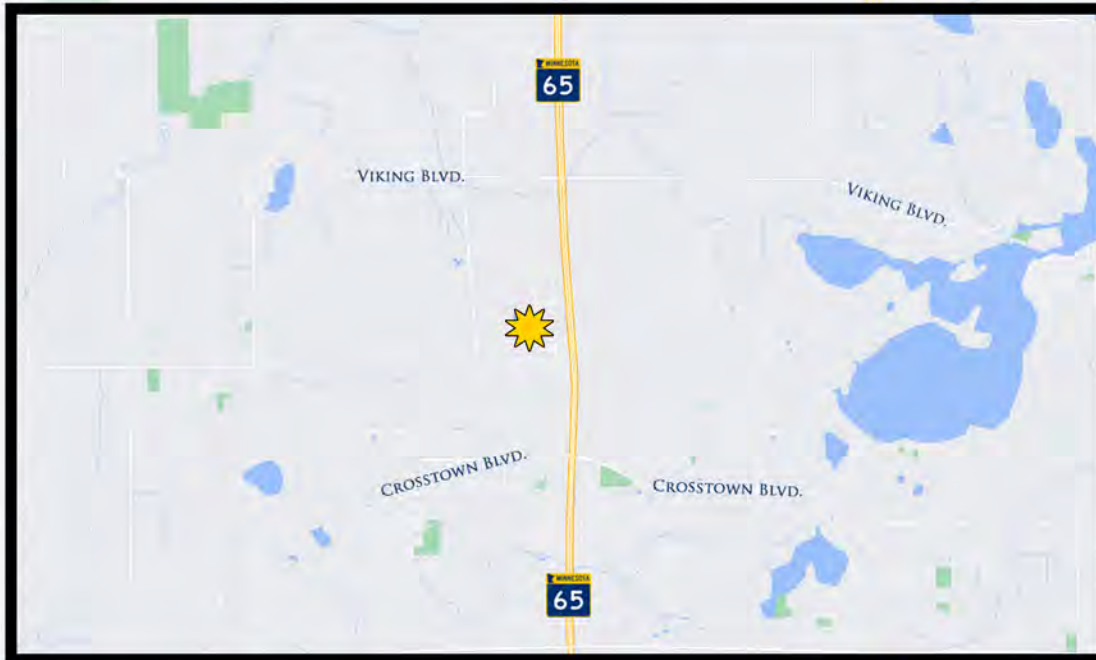
STATE HIGHWAY 65 31,500 VPD



AREA TENANTS



4.12 ACRES - 30.68 ACRES OF LAND



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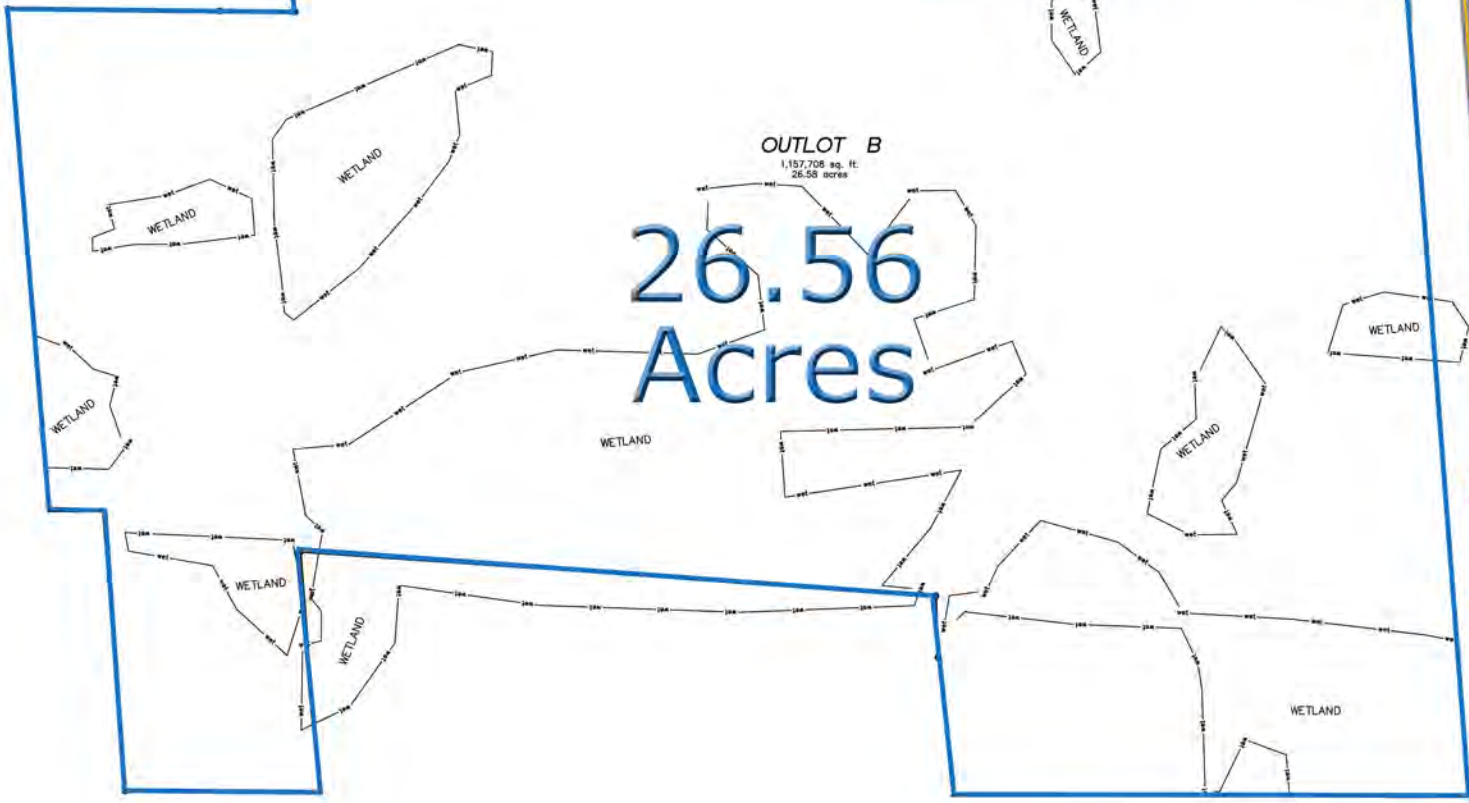
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EAST BETHEL LAND

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GREAT LAND RIGHT OFF HWY 65



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