

# LAND FOR SALE

185TH AND HIGHWAY 65, EAST BETHEL, MN 55011  
4.12 ACRES - 30.68 ACRES

# ERSI

ESSENCE REAL ESTATE  
SERVICES, INC.



## CONTACT:

[WWW.ESSENCEREALESTATE.COM](http://WWW.ESSENCEREALESTATE.COM)

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## OVER 1,300 FEET FRONTAGE ON HWY 65

### PROPERTY HIGHLIGHTS

#### ▶ TWO ADJACENT LOTS

**LOT A - 4.12 ACRES**  
**\$1,076,803.00**  
2022 TAXES \$4,589.44  
PID 32-33-23-31-0006

**LOT B - 26.56 ACRES**  
**\$997,000.00**  
2022 TAXES \$7,585.78  
PID 32-33-23-31-0008

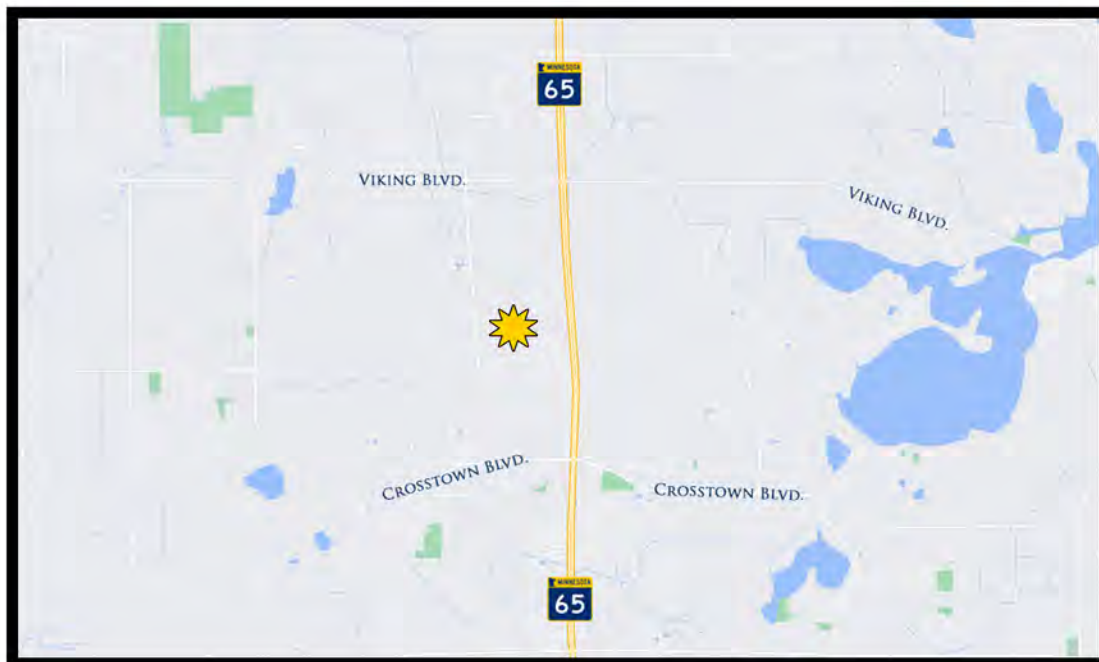
- ▶ ZONED HIGHWAY COMMERCIAL (B3)
- ▶ CITY SEWER AND WATER
- ▶ PRO DEVELOPMENT CITY
- ▶ AREA AMENITIES INCLUDE: RESTAURANTS, GAS, BANK, FITNESS, MOVIE THEATER & MORE...

### TRAFFIC COUNTS:

STATE HIGHWAY 65    31,500 VPD



### AREA TENANTS



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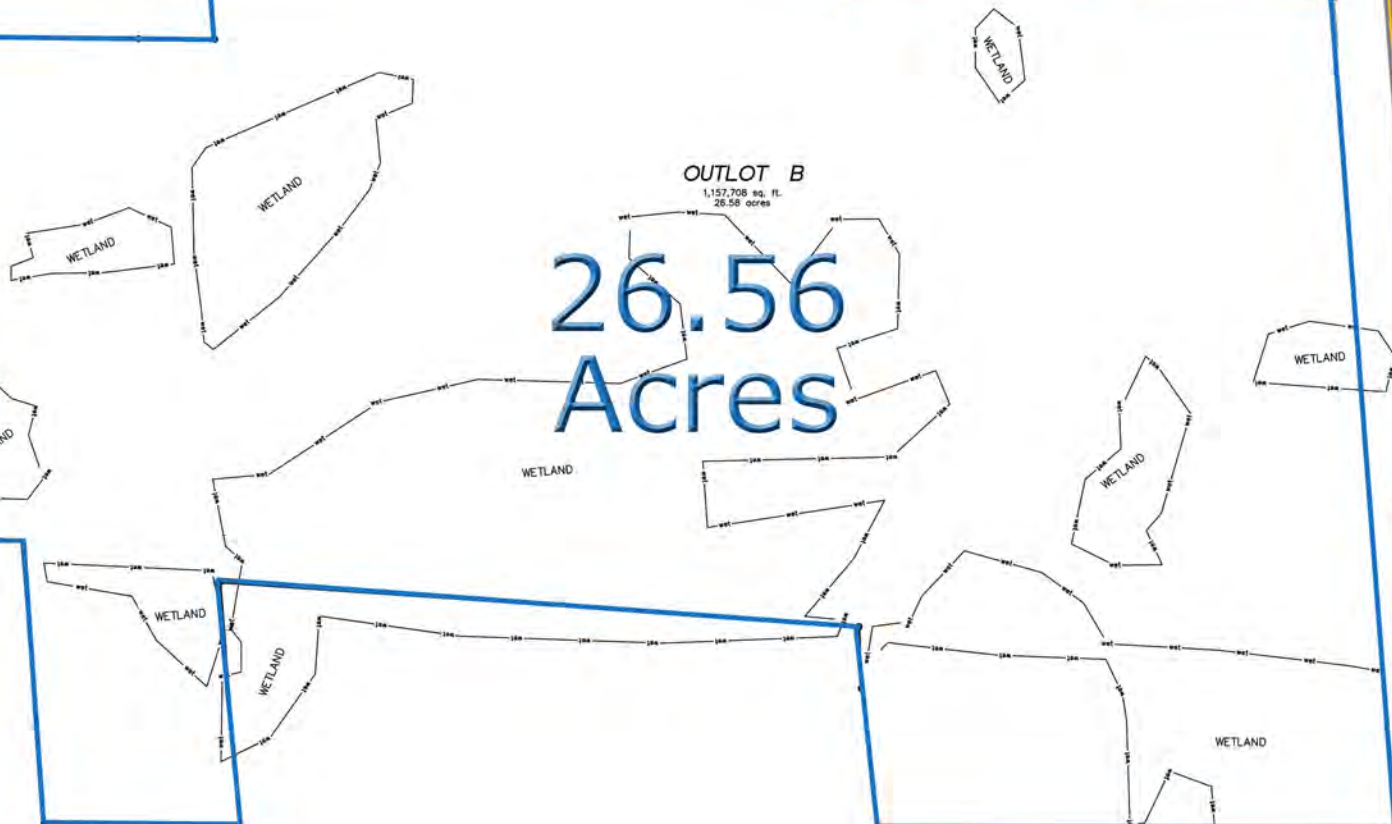
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