



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



For Sale

187th & Ulysses St. NE, East Bethel, MN 55011

Property Details

- Shovel ready pad site
- Natural gas, electric, sewer & water are in Ulysses St. NE
- Lot 2 Block 1 Classic Commercial Park, Anoka County PID# 32-33-23-21-0012
- Approximately 4.36 gross acres, 2.53 net useable acres
- Regional ponding in place
- Light industrial or office zoning
- Signage & visibility to Highway 65 (Central Avenue)

PROPERTY DETAILS

Sale Price \$395,000
Taxes (2022) \$ 2,963.58

FOR MORE INFORMATION, CONTACT

Marty Fisher / Mike Fisher

763-862-2005

mfisher@premiercommercialproperties.com
mikefisher@premiercommercialproperties.com



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CONTACT: Marty Fisher

MOBILE: 612-708-2873

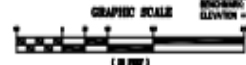
EMAIL: mfisher@premiercommercialproperties.com

PRELIMINARY PLAT ~of~ CLASSIC COMMERCIAL PARK 2ND ADDITION

DEVELOPER:
CLASSIC CONSTRUCTION
18542 ULYSSES ST. NE
EAST BETHE, MN 55011
(763) 434-8870

PROPERTY OWNERS:
CD PROPERTIES NORTH, LLC (OUTLOT A)
and
VILLAGE BANK (LOT 1, BLOCK 1)

BENCHMARK
BENCHMARK: WEST ELEVATION = 686.10 (PER 84)



EXISTING PROPERTY DESCRIPTION:

Lot 1, Block 1 and Outlot A, CLASSIC COMMERCIAL PARK, Anoka County, Minnesota.

DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION:

A portion of the drainage and utility easement as delineated on the plat of CLASSIC COMMERCIAL PARK, Anoka County, Minnesota. Said easement described as being the north 250.00 feet of the east 234.00 feet of Outlot A, CLASSIC COMMERCIAL PARK, except the north and east 15 feet thereof.

A portion of the drainage and utility easement as delineated on the plat of CLASSIC COMMERCIAL PARK, Anoka County, Minnesota. Said easement being that part of Lot 1, Block 1, CLASSIC COMMERCIAL PARK, described as beginning at the southeast corner of said Lot 1, Thence South 04 degrees 38 minutes 20 seconds East, along the west line of said Lot 1, a distance of 26.18 feet, Thence South 88 degrees 21 minutes 28 seconds East a distance of 167.03 feet, Thence South 78 degrees 17 minutes 28 seconds East a distance of 118.52 feet, Thence North 04 degrees 38 minutes 20 seconds West a distance of 47.33 feet to the north line of said Lot 1, Thence North 88 degrees 21 minutes 28 seconds West along said north line a distance of 250.13 feet to the point of beginning. Except the north and east 15 feet thereof.

PROPOSED POND ACCESS EASEMENTS:

A general easement for ingress/egress purposes over and across the north 15 feet of the north 106 feet of Outlot A and over the north 14.3 feet of the north 38.0 feet of Lot 1, Block 2, all in CLASSIC COMMERCIAL PARK 2ND ADDITION, Anoka County, Minnesota.

LEGEND

- ⊙ DENOTES IRON MONUMENT FOUND AS Labeled
- ⊙ DENOTES IRON MONUMENT SET, MARKED PLAIN IRON
- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ⊙ DENOTES CATCH BASIN
- ⊙ DENOTES SURVEYING SOWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- DENOTES CURB
- DENOTES EXISTING CONTIGUOUS
- DENOTES BUILDING SETBACK LINE
- DENOTES EXISTING SANITARY FORCEMAIN
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING RETAINING WALL
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES RIGHT-OF-WAY DEDICATED TO STATE OF MINNESOTA
- DENOTES EASEMENT TO BE VACATED
- DENOTES PROPOSED POND ACCESS EASEMENT
- DENOTES ADJOINING PARCEL, OWNER AND PARCEL ID NUMBER

NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. in December 2011 and March 2012.
- Bearings shown are on Anoka County datum.
- Present building and improvements on Lot 1, Block 2 per site plan prepared by Lupton Architects.
- Existing building and improvements shown on Lot 1, Block 1 per field survey work and original site plan.
- Ponding and utilities shown per field location and proposed utility shown by Power Engineering.
- Parcel ID Numbers: 30-03-03-01-0008 (Lot 1, Block 1) and 30-03-03-01-0009 (Outlot A)
- Existing legal description and comments shown per title commitment issued by Registered Historical, dated March 21, 2012. Commitment No. 723-25678.

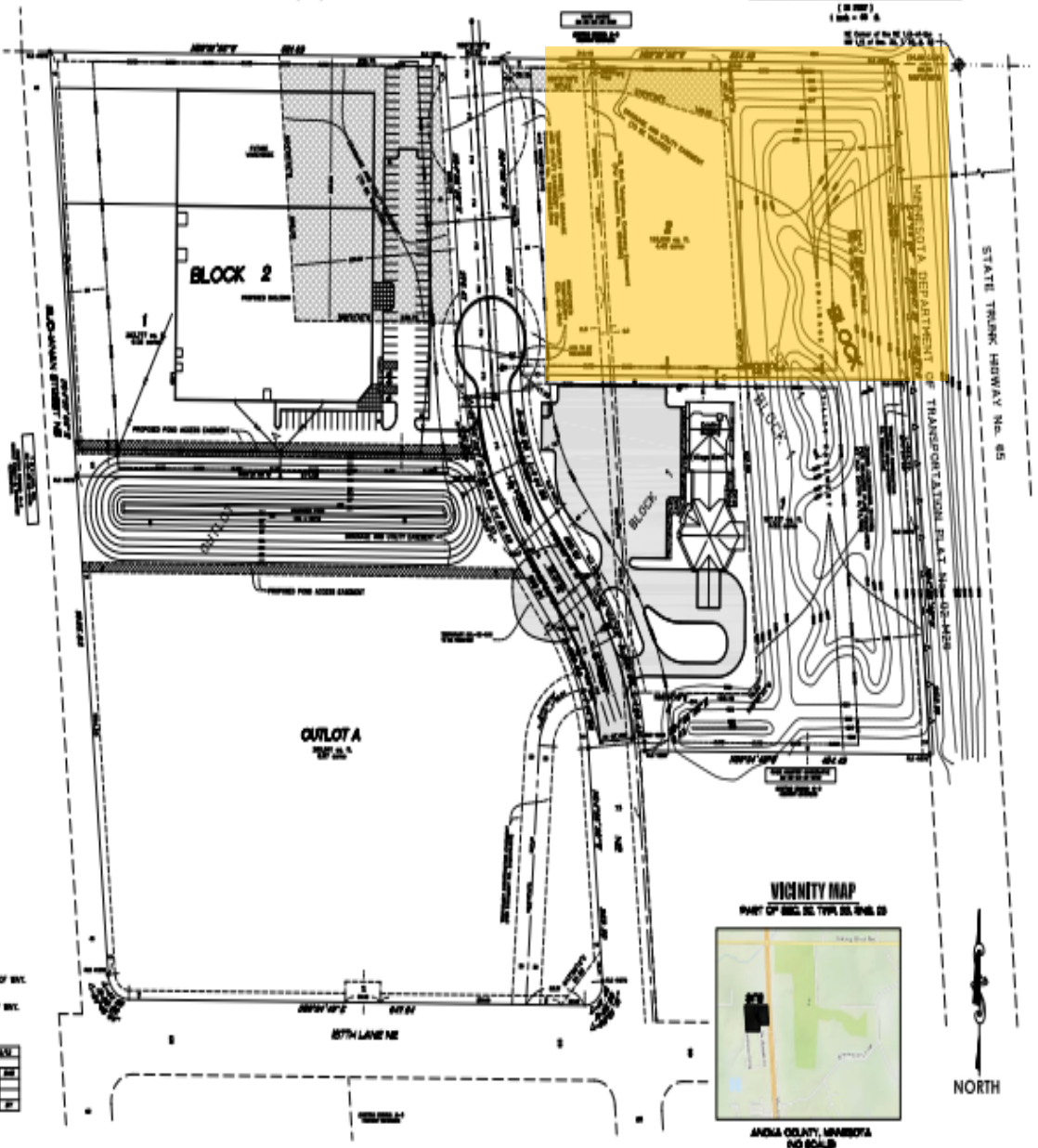
ZONING INFORMATION

EXISTING ZONING = HOUSING COMMERCIAL (H-1) DISTRICT
 LOT STANDARDS:
 - 40'00" MINIMUM LOT WIDTH
 - 100'00" MINIMUM LOT WIDTH
 BUILDING SETBACKS:
 - 40'00" REAR SETBACK - ADJOINING CITY RIGHT OF WAY
 - 100'00" FRONT SETBACK - ADJOINING STATE/COUNTY RIGHT OF WAY
 - 40'00" REAR SETBACK - FRONTYARD
 - 100'00" FRONT SETBACK - ADJOINING CITY RIGHT OF WAY
 - 20'00" REAR SETBACK - ADJOINING STATE/COUNTY RIGHT OF WAY
 - 40'00" REAR SETBACK - ADJOINING CITY RIGHT OF WAY
 - 40'00" REAR SETBACK - ADJOINING CITY RIGHT OF WAY

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
 Date: 8/1/2012 License No. 41578

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Uno Lakes, MN 55014
Tel: (651) 341-0200 Fax: (651) 341-8701

NO.	DATE	DESCRIPTION	BY
1	8/1/2012	PRELIMINARY PLAT	JAS
2			
3			



NORTH



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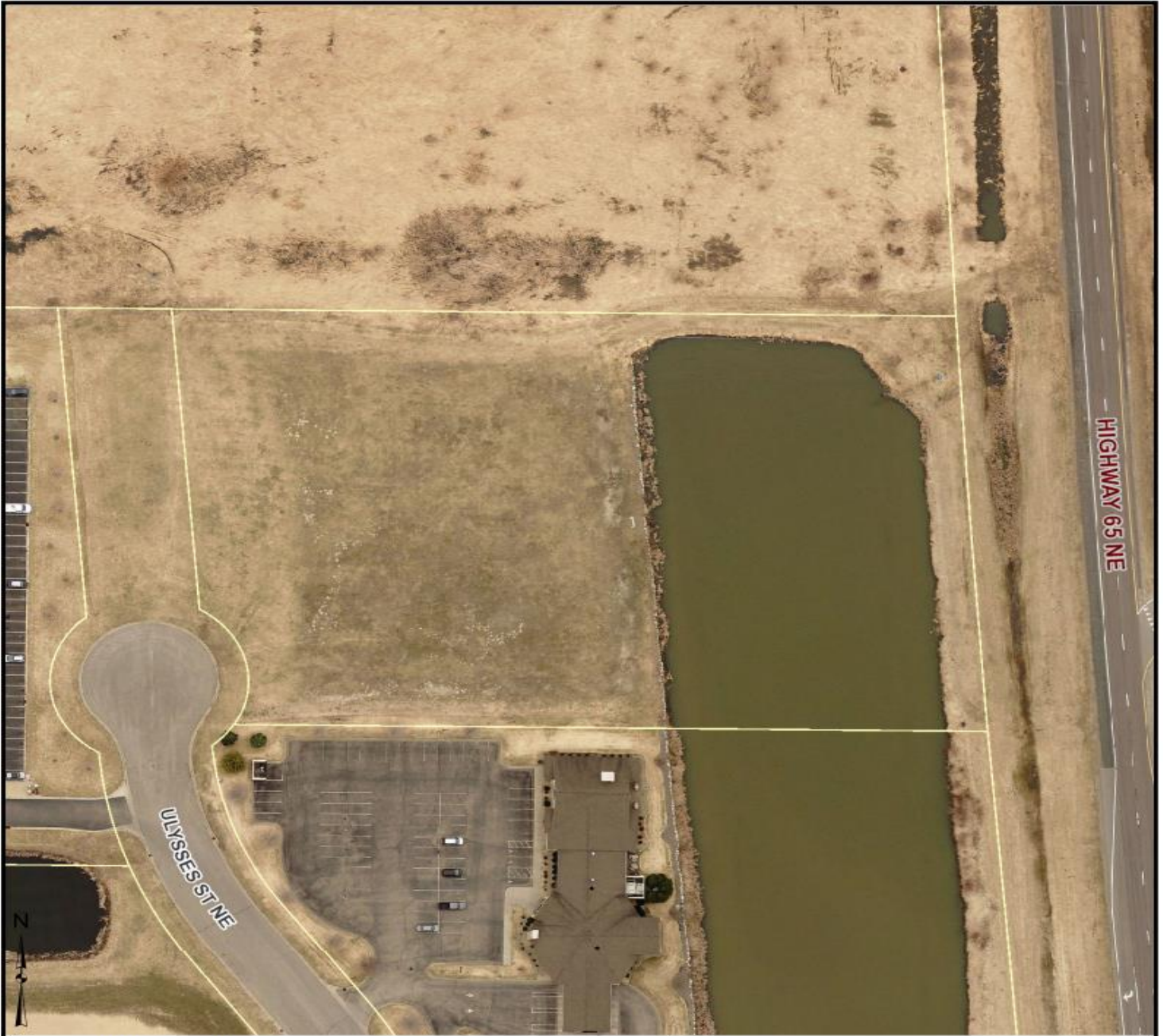
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Anoka County Parcel Viewer



Parcel Information:

32-33-23-21-0012

EAST BETHEL
MN 55011

Plat: CLASSIC COMMERCIAL PARK 2ND ADDITION

Approx. Acres: 4.36

Commissioner: JULIE BRAASTAD

Owner Information:

CD PROPERTIES NORTH LLC
18542 ULYSSES ST NE
EAST BETHEL
MN
55011



Anoka County GIS

1:1,200

Date: 10/14/2022

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



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