



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE

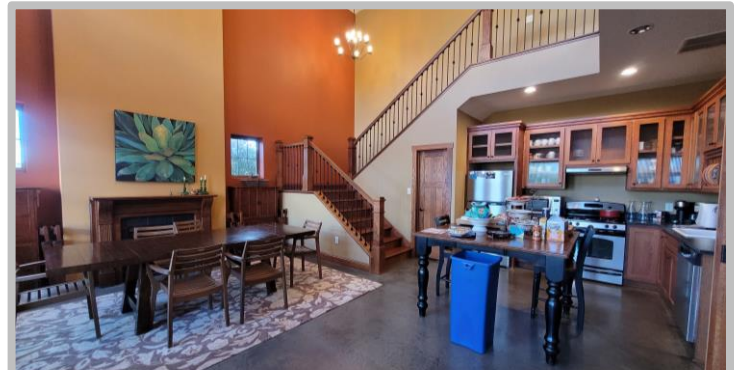


## For Sale

21476 Johnson St  
East Bethel, MN

### AVAILABLE SPACE

- 6,144 square feet
- 48 x 76 Warehouse – 3,648 sf
- 12-foot-high drive-in door
- Storage racking not included
- Tenant Lease in place until April 2025
- Outdoor storage allowed with CUP
- Prairie grass landscape
- Well / Septic
- Mechanicals and roof 2007
- Has 3 phase power / 480 Volts
- Zoned as B-3
- 2.09 acres



### PROPERTY DETAILS

**\$850,000**

2024 Taxes: \$18,263.72

### FOR MORE INFORMATION, CONTACT

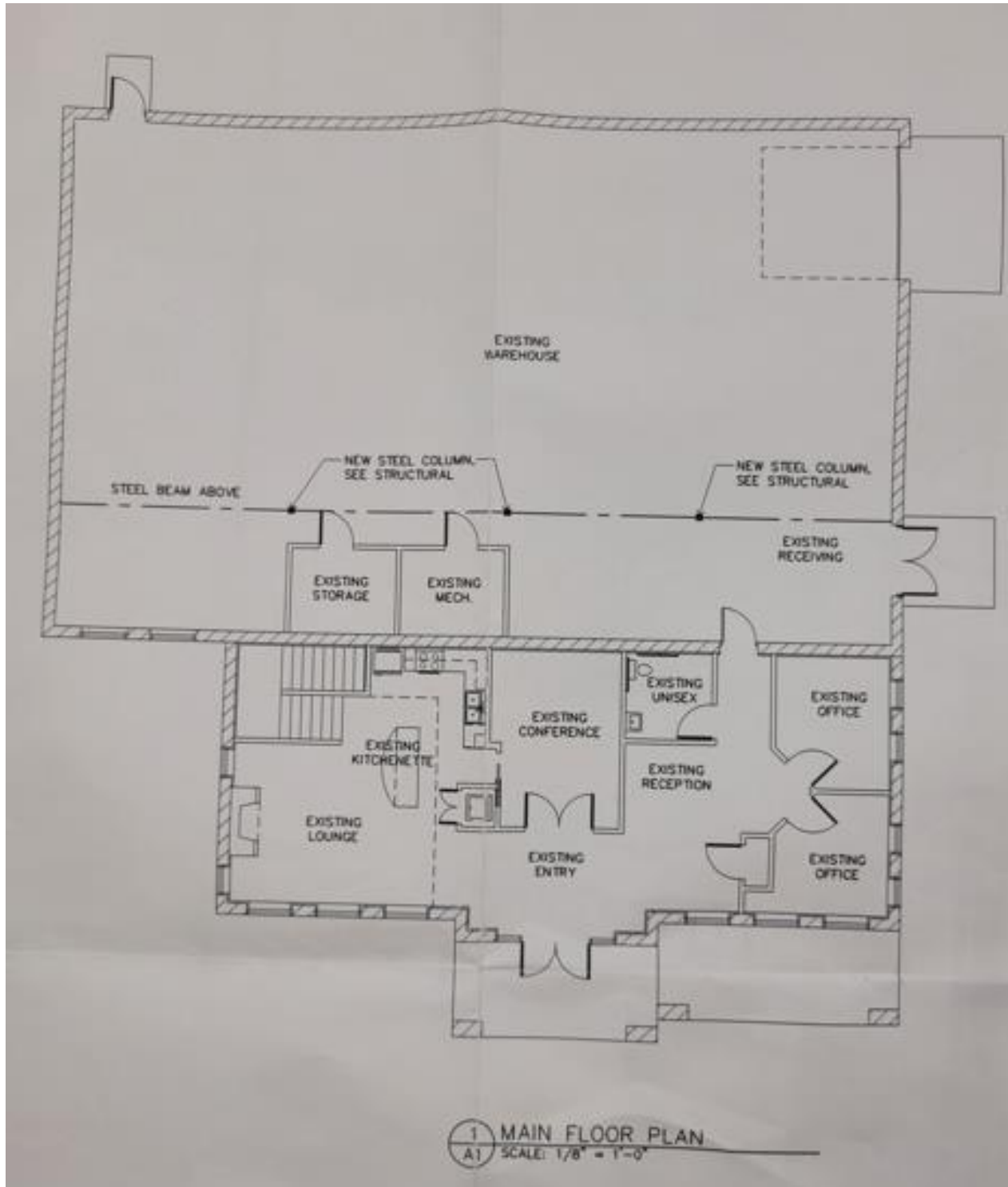
**Mike Fisher**

763-486-8247

[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



## Floor Plan





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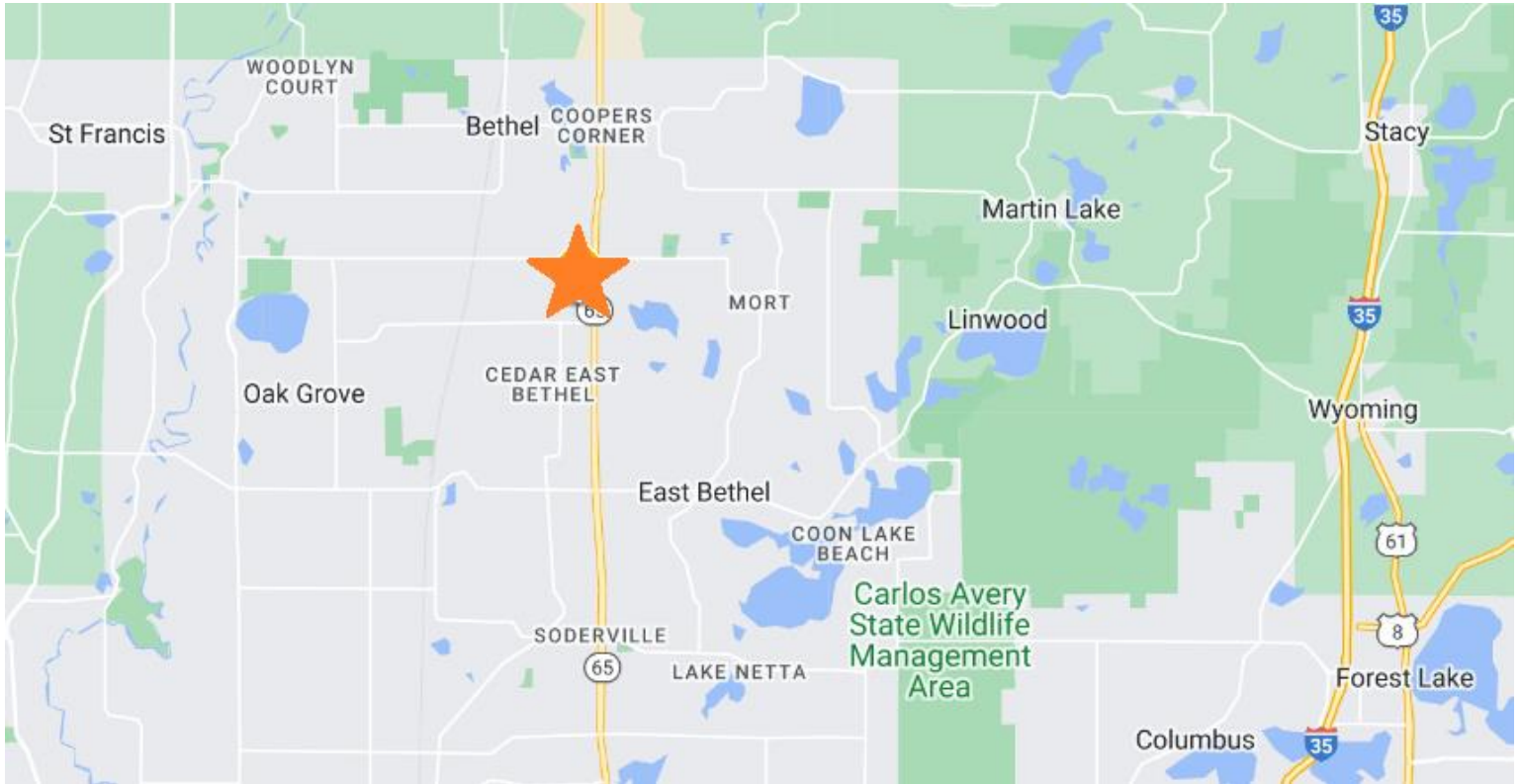




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	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2024 Households	1,212	6,489	31,706
Median Home Value	\$327,595	\$344,370	\$351,607
Avg Household Income	\$120,992	\$123,861	\$129,830
Median Home Value	\$327,595	\$344,370	\$351,607
Median Age	42	41.8	40.9