

INDUSTRIAL LAND FOR SALE | PRIME CORNER!

XXXXX JOHNSON STREET NE

East Bethel, MN 55005



PROPERTY DESCRIPTION

PRIME VISIBILITY directly on Highway 65 in East Bethel!
Located on the NW corner of Highway 65 & 237th.

3.0 ACRE corner lot for your next business venture,
Zoned I-INDUSTRIAL with easy access from highway and side street. City would consider other uses for this parcel.

Can be sold separately or combined with Industrial Office/Warehouse/Flex building located next door at 23773 Johnson St NE, for a discounted price!

Plat recorded, Electricity & Natural Gas available yet not connected. Well & Septic in the area.

OFFERING SUMMARY

Sale Price:	\$ 239,500
Lot Size:	3.00 Acres
Property Taxes (2023):	\$ 989

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	360	2,189	5,260
Total Population	863	5,684	14,324
Average HH Income	\$91,028	\$96,712	\$98,759

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

LAND FOR SALE

EAST BETHEL LAND | CORNER LOT ON HIGH-TRAFFIC HIGHWAY 65 !

XXXXX Johnson Street NE, East Bethel, MN 55005



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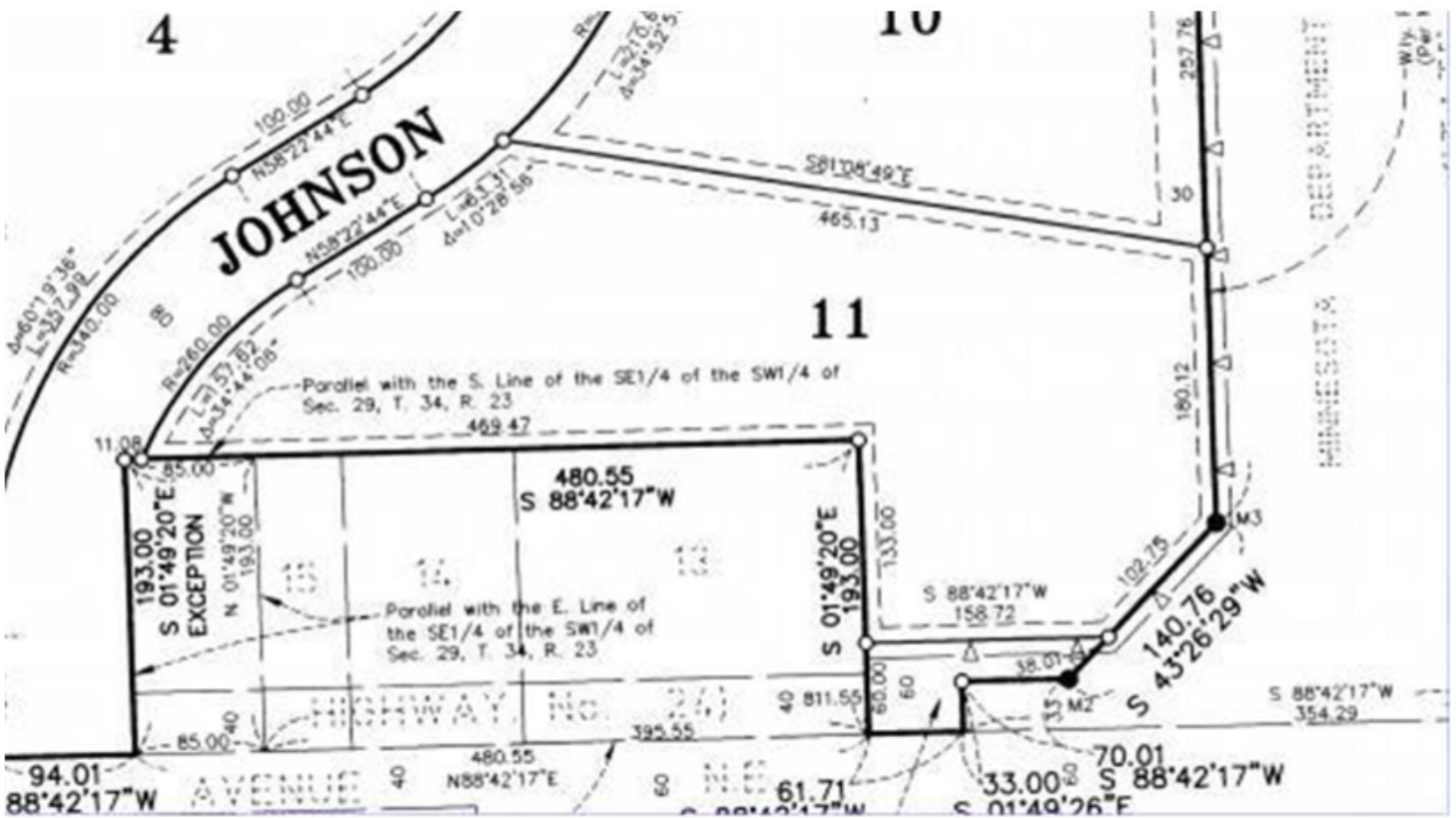
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Zoning		
AG - Agriculture	B-3 - Highway Business	R-1 - Single Family Residential
B-1 - Limited Business	I - Light Industrial	R-2 - Single Family & Townhome Residential
B-2 - Central Business	MXU - Mixed Use	CL - Coon Lake
	RR - Rural Residential	Public/Institutional
		Park/Open Space
		Natural Area
		ROW
		Water

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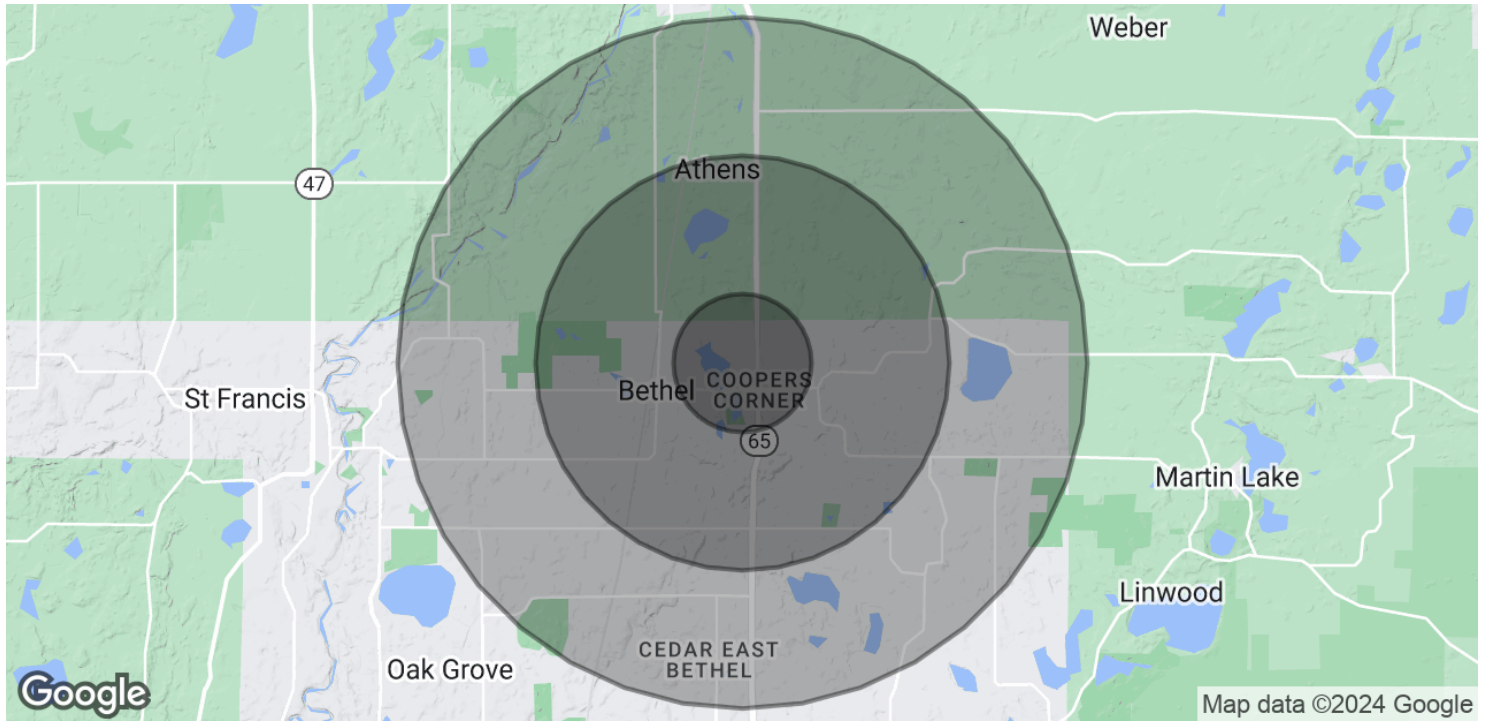
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	863	5,684	14,324
Average Age	39.6	38.9	39.4
Average Age (Male)	40.1	39.2	39.3
Average Age (Female)	39.2	39.4	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	360	2,189	5,260
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$91,028	\$96,712	\$98,759
Average House Value	\$238,602	\$249,850	\$266,403

* Demographic data derived from 2020 ACS - US Census

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