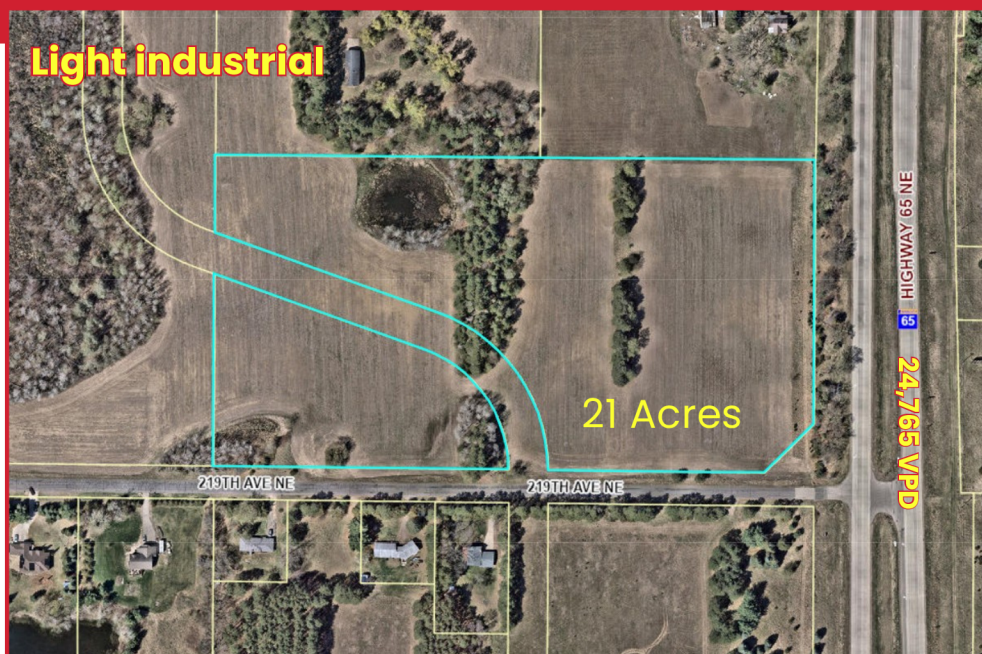


COMMERCIAL / LIGHT INDUSTRIAL

FOR SALE

47+ ACRES AVAILABLE

Hwy 65 & 221st Ave NE
East Bethel
Anoka County



Permitted Uses
May Include:
Municipal Facility
Research Facility
Government Uses
Health &
Medical Uses
Warehouse &
Distribution
(Lt) Manufacturing
Brewery/Food Truck

PROPERTY HIGHLIGHTS

- ✓ High Traffic Location!
 - **24,765 VPD** on Hwy 65
 - **3,820 VPD** on 221st Ave NE
- ✓ High Visibility Location!
- ✓ Commercial or Light Industrial Uses
- ✓ East Bethel is growing; only 40 mins north of Metro!

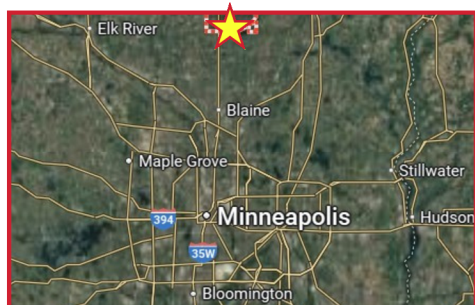
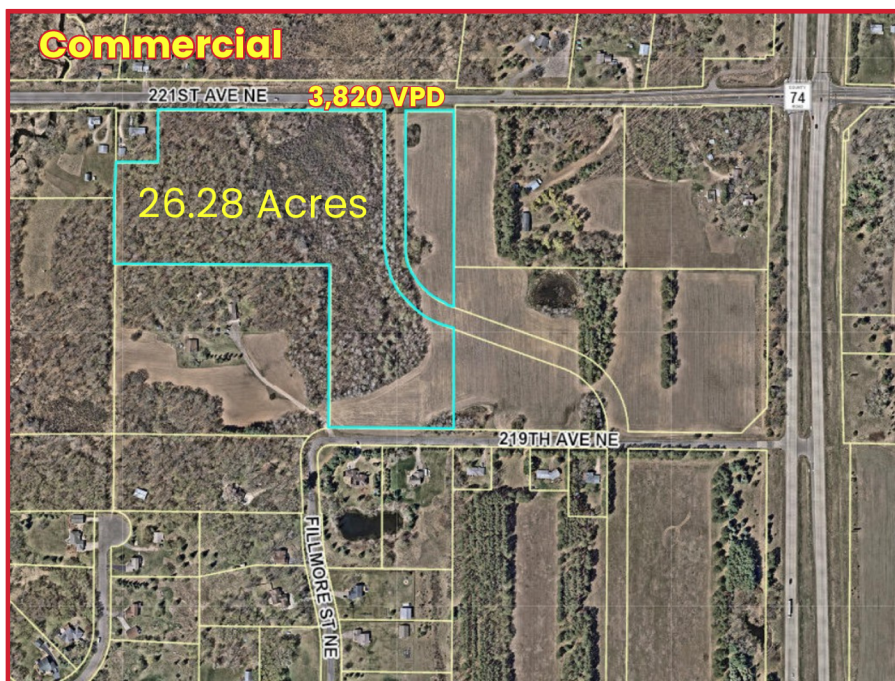


Photo courtesy of Google Maps



YVONNE PERKINS • REALTOR

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Email: YvonnePerkins@edinarealty.com

Website: www.YvonnePerkins.edinarealty.com

Edina Realty
Commercial

HWY 65 & 221ST AVE NE • EAST BETHEL

SPECIFICATIONS & DEMOGRAPHICS

High visibility and high traffic location! 47+ acres located on NW corner of Hwy 65 and 221st Ave NE. Zoned for Light industrial, could be Commercial. East Bethel boasts over 12,000 residents offering the best of both worlds ~ convenience to a metropolitan area and rural living.

• For additional zoning info, call City Administrator Matt Look, 763-367-7850.

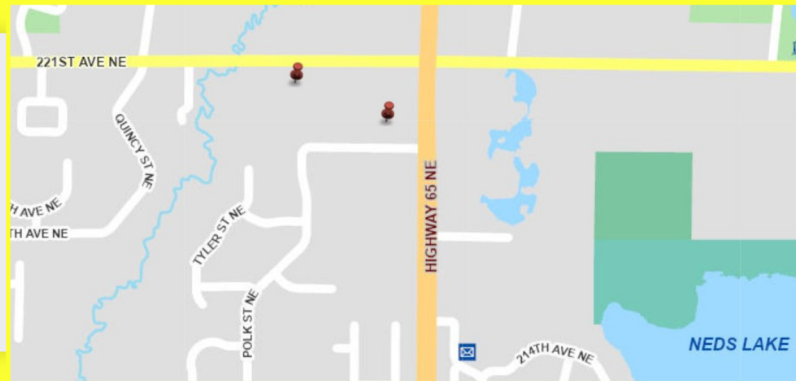
PID: 083323220001 / 083323210001

Acres: 26.28 / 21.0

Taxes (2025): \$495 / \$530

School District: 15 - St. Francis

Road Frontage: Paved, Township



CITY, STATE

East Bethel, MN

POPULATION

12,452

AVG. HHSIZE

2.87

MEDIAN HH INCOME

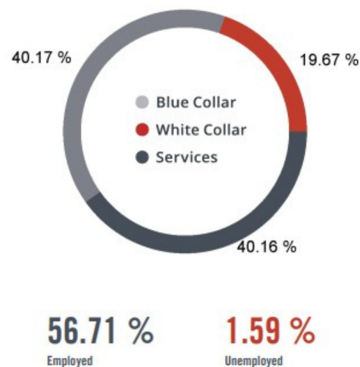
\$73,453

HOME OWNERSHIP

Renters: **666**

Owners: **7,714**

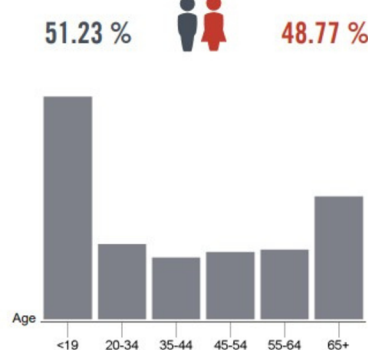
EMPLOYMENT



EDUCATION

High School Grad: **38.48 %**
Some College: **29.49 %**
Associates: **8.80 %**
Bachelors: **14.73 %**

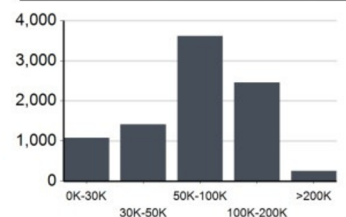
GENDER & AGE



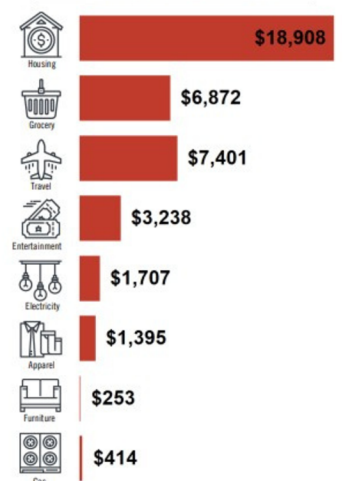
RACE & ETHNICITY

White: **97.59 %**
Asian: **0.81 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.02 %**
Hispanic: **0.39 %**
Two or More Races: **1.19 %**

INCOME BY HOUSEHOLD



HH SPENDING



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