

## LAND FOR SALE

4.12 - 30.68  
ACRES



### CONTACT:

WWW.ESSENCEREALESTATE.COM

JEFF NORDNESS  
jeff@essencerealestate.com  
651-341-5044

# EAST BETHEL LAND

185TH AND HIGHWAY 65 ● EAST BETHEL, MN 55011

OVER 1,300 FEET FRONTAGE ON HWY 65

## PROPERTY HIGHLIGHTS:

### ▶ TWO ADJACENT LOTS

LOT A - 4.12 ACRES

**\$1,076,803.00**

2023 TAXES \$3,864.10

PID 32-33-23-31-0006

LOT B - 26.56 ACRES

**\$997,000.00**

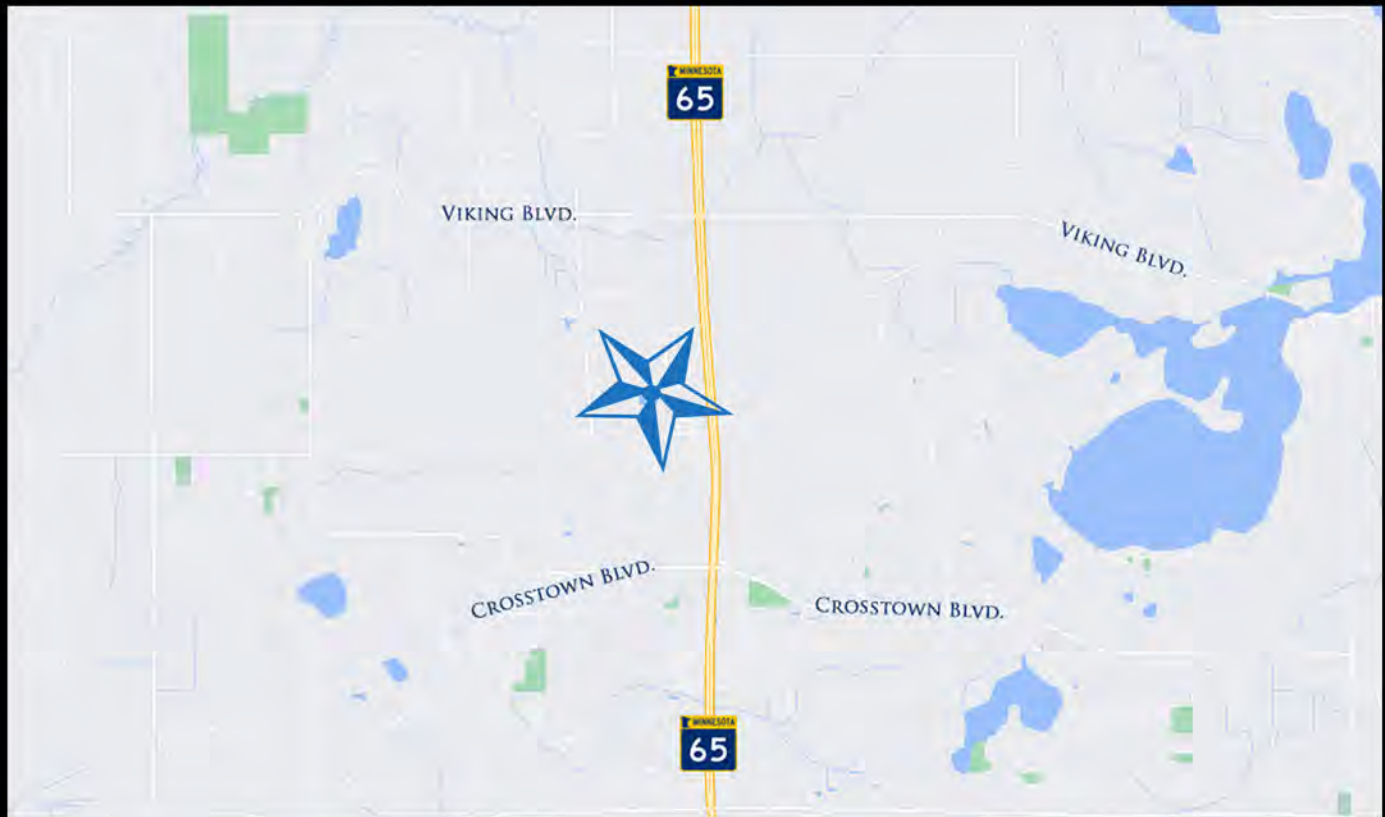
2023 TAXES \$6,839.94

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



# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

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OFFICE: 651-482-1871

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EAST BETHEL, MN 55011



26.56  
Acres



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