



**PREMIER**  
COMMERCIAL  
PROPERTIES



# Land for Sale

20754 Hwy 65 NE, East Bethel, MN 55011

## PROPERTY DETAILS

- ◆ Raw land site (corner of 209th & Hwy 65) - ready for development
- ◆ 34.35 total acres
  - 18.90 acres along Hwy 65, zoned C2 (general business)
  - 15.45 acres behind, zoned R2 (single family/town-Homes) - Divisible to 3.0 acres lots
- ◆ Well & septic, however city willing to bring utilities to site based on project. Sewer & water currently 2 miles to the south (Viking Blvd)
- ◆ Seller will split into lots
- ◆ Huge visibility to site, 29,000 vehicles per day

## **PROPERTY DETAILS**

SALE PRICE: SEE BACK PAGE

## **FOR MORE INFORMATION, CONTACT**

Marty Fisher

763.862.2005

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



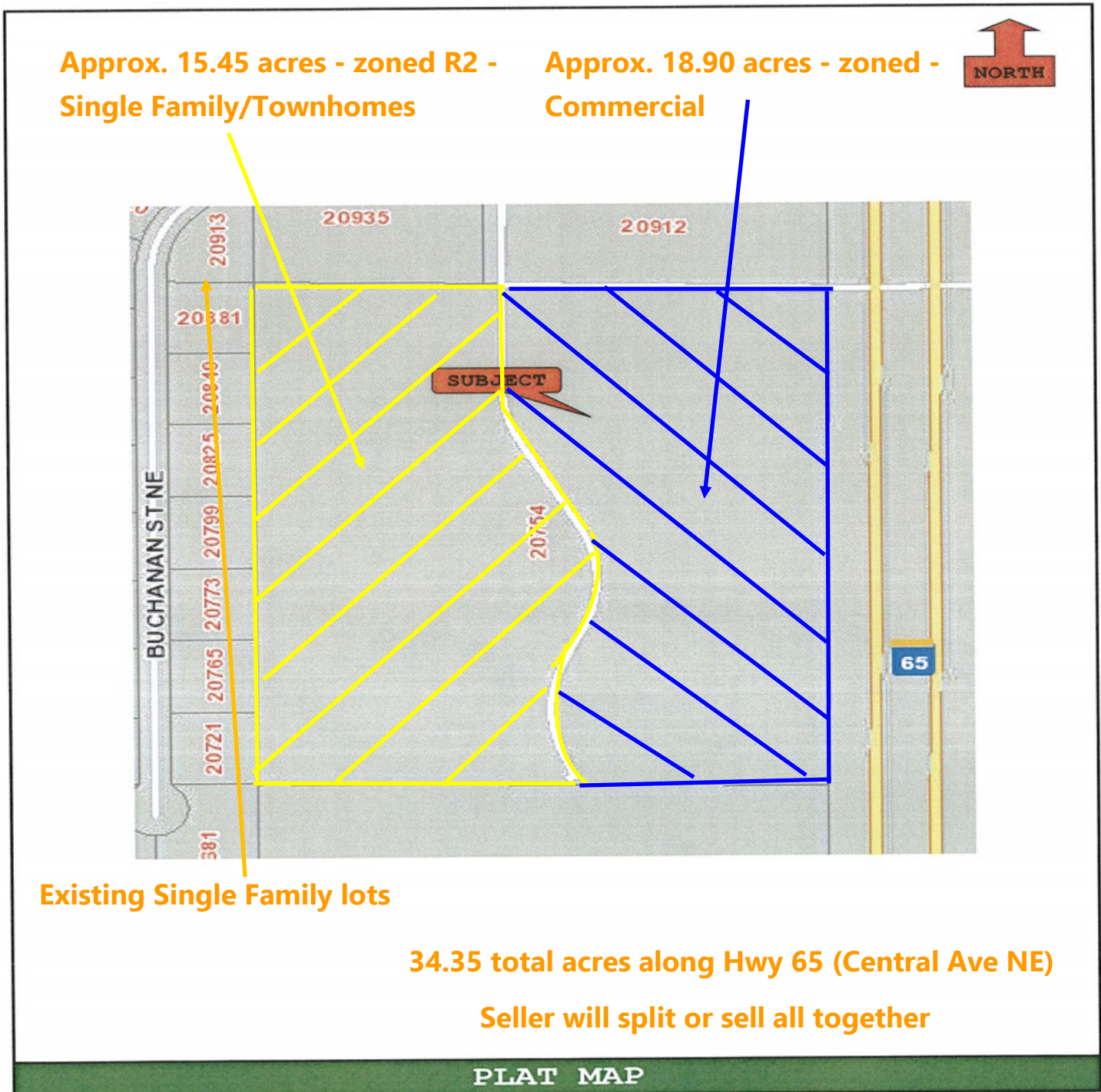
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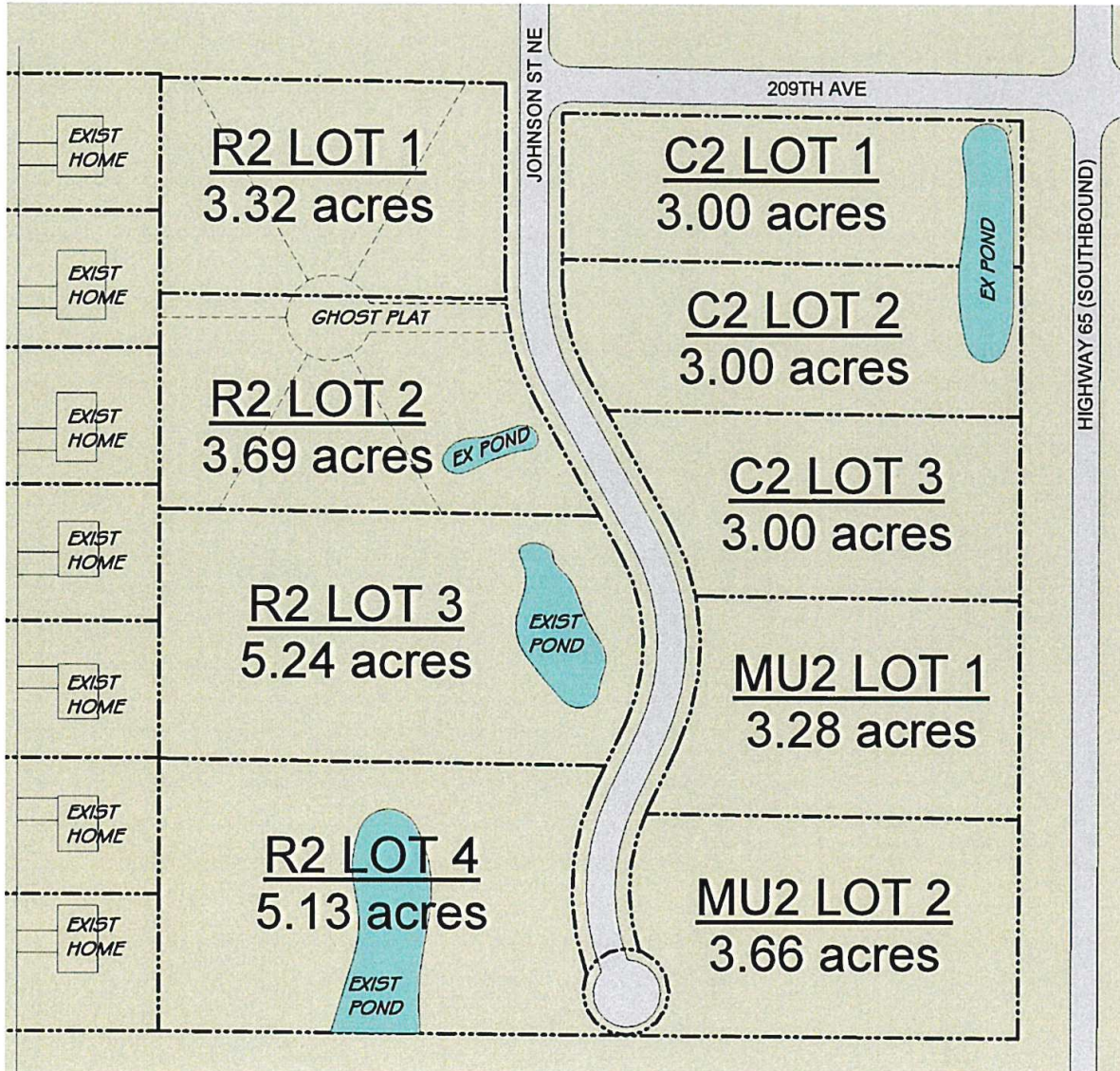
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**Lots can be sold individually or combined:**

**R2 zoning allows single family or townhome use - 4 to 6 units per acre**

**C2 zoning allows for retail, office, multi-tenant uses**

**MU2 zoning allows for general business**



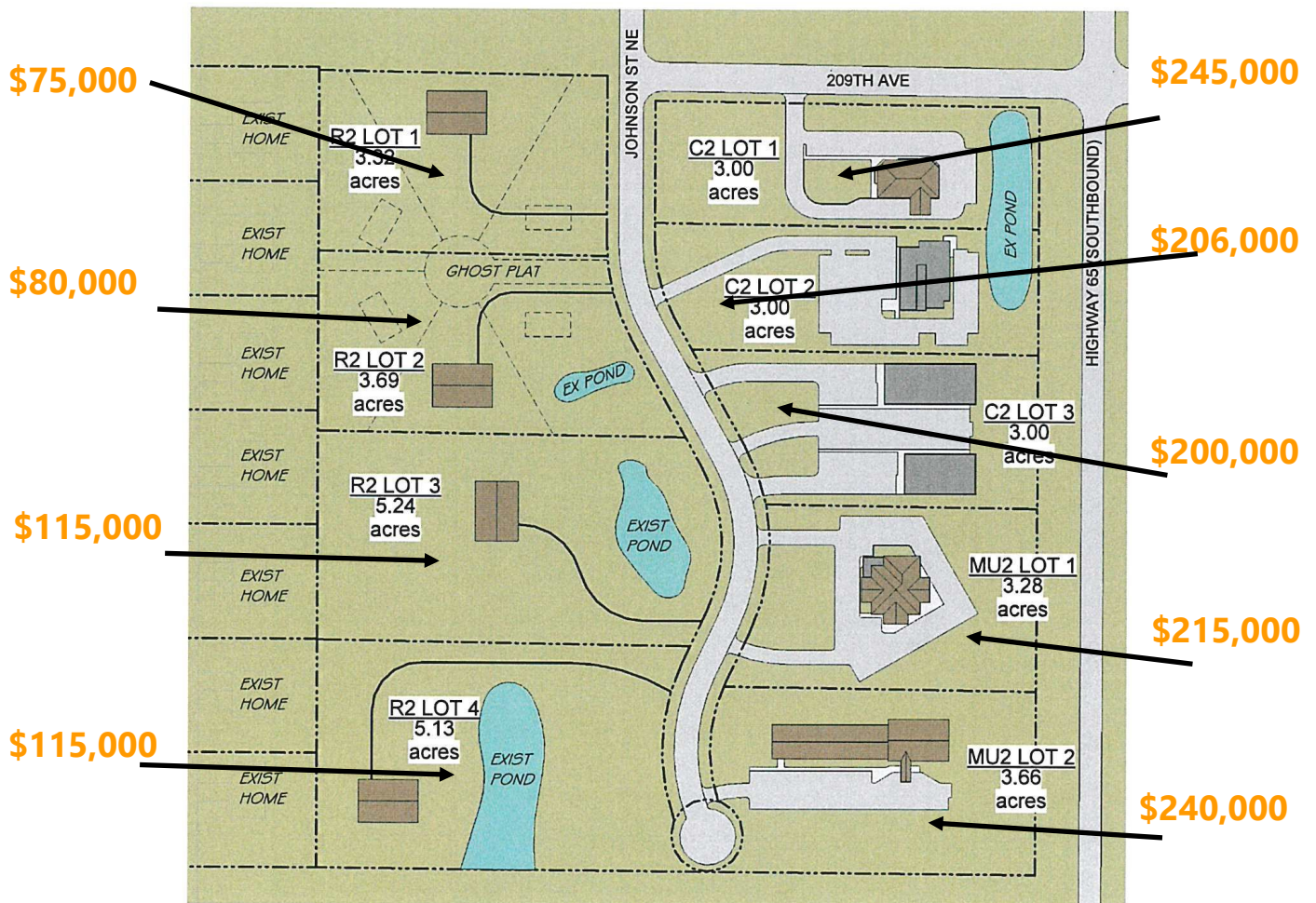
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**Example of potential uses by dividing into individual lots.**

**Lots sold individually or can be combined. Individual lots will require on-site ponding. Commercial - 18.90 acres / Residential - 15.45 acres for a total combined of 34.35 acres.**



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**Outlines are approximate**



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