

## LAND FOR SALE

4.12 - 30.68  
ACRES



### CONTACT:

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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**

2024 Taxes \$4,421.02

PID 32-33-23-31-0006

Lot B - 26.56 Acres

**\$997,000.00**

2024 Taxes \$7,401.32

PID 32-33-23-31-0008

### ▶ ZONED HIGHWAY COMMERCIAL (B3)

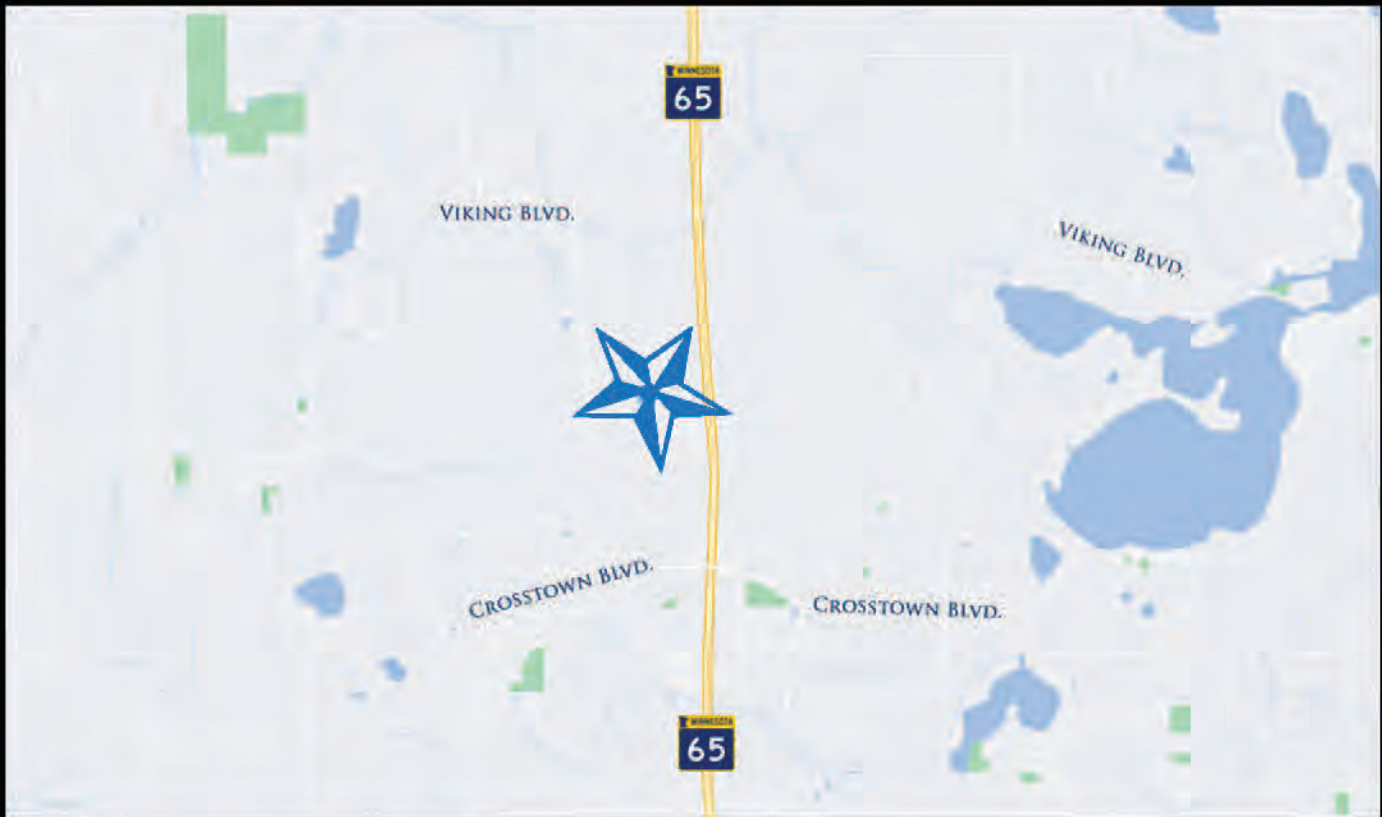
### ▶ CITY SEWER AND WATER

### ▶ PRO DEVELOPMENT CITY

### ▶ AREA AMENITIES INCLUDE: RESTAURANTS, GAS, BANK, FITNESS, MOVIE THEATER & MORE...

## TRAFFIC COUNTS:

STATE HIGHWAY 65 • 31,500 VPD



# ERSI

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JEFF NORDNESS

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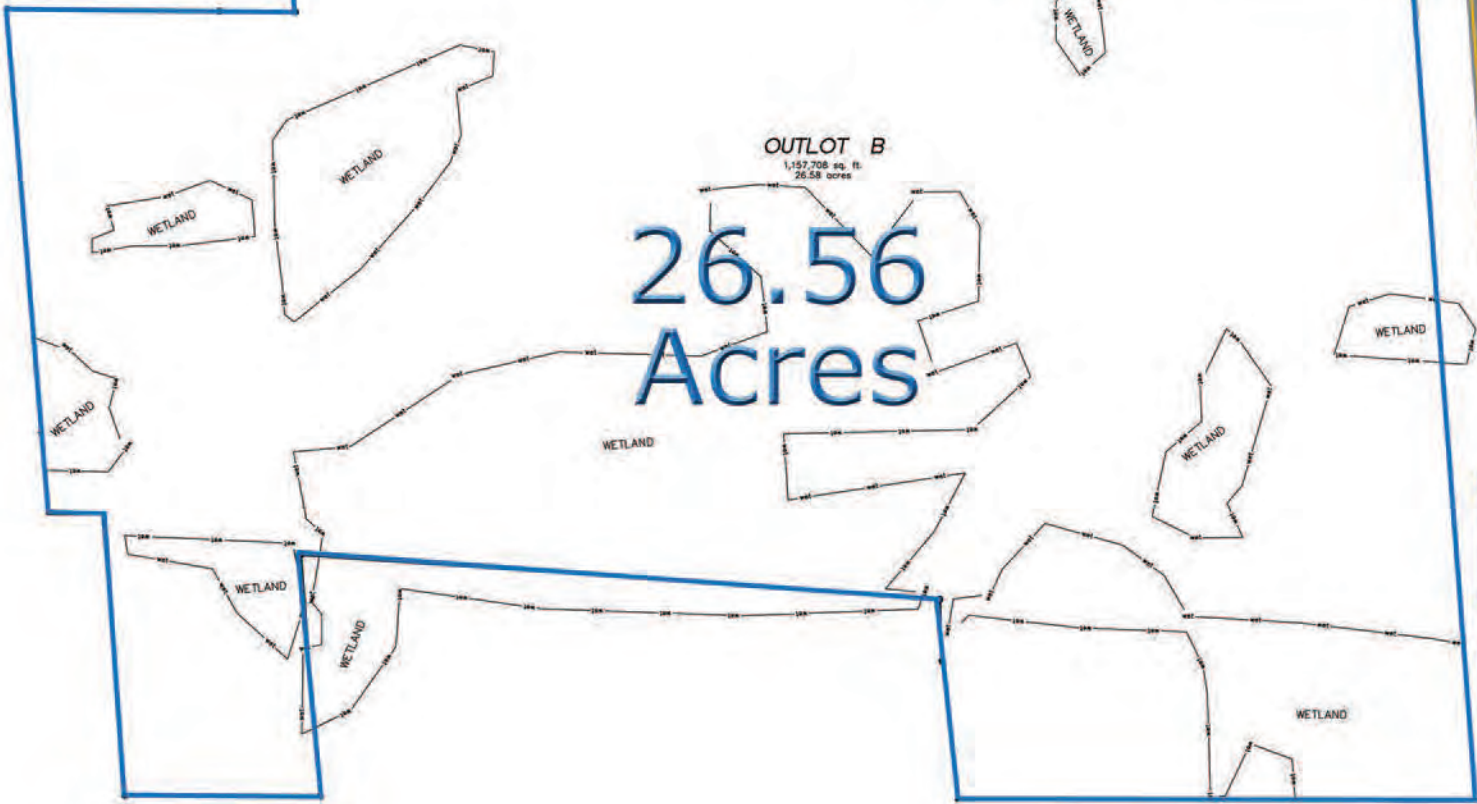
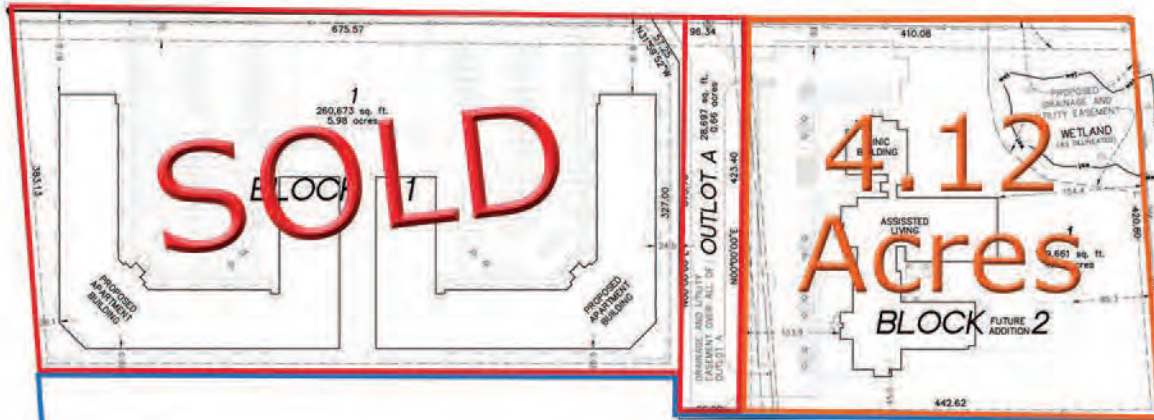
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OFFICE: 651-482-1871

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