



Land for Sale

20754 Hwy 65 NE, East Bethel, MN 55011

Property Details

- Join Dollar General in a raw land site ready for development
- Located at the corner of 209th & Hwy 65
- Can be sold lot by lot
 - 29.55 total acres
 - 14.10 acres along Hwy 65, zoned MU2 and C2, general business commercial
 - 15.45 acres zoned R2 single family or townhomes; divisible to 3.0 acre lots
- Well & septic, however city willing to bring utilities to site based on project. Sewer & water currently two miles to the south (Viking Blvd)
- Access off 209th Avenue NE
- Huge visibility to site, 29,000 vehicles per day

FOR MORE INFORMATION, CONTACT

Marty Fisher/Mike Fisher

763-862-2005

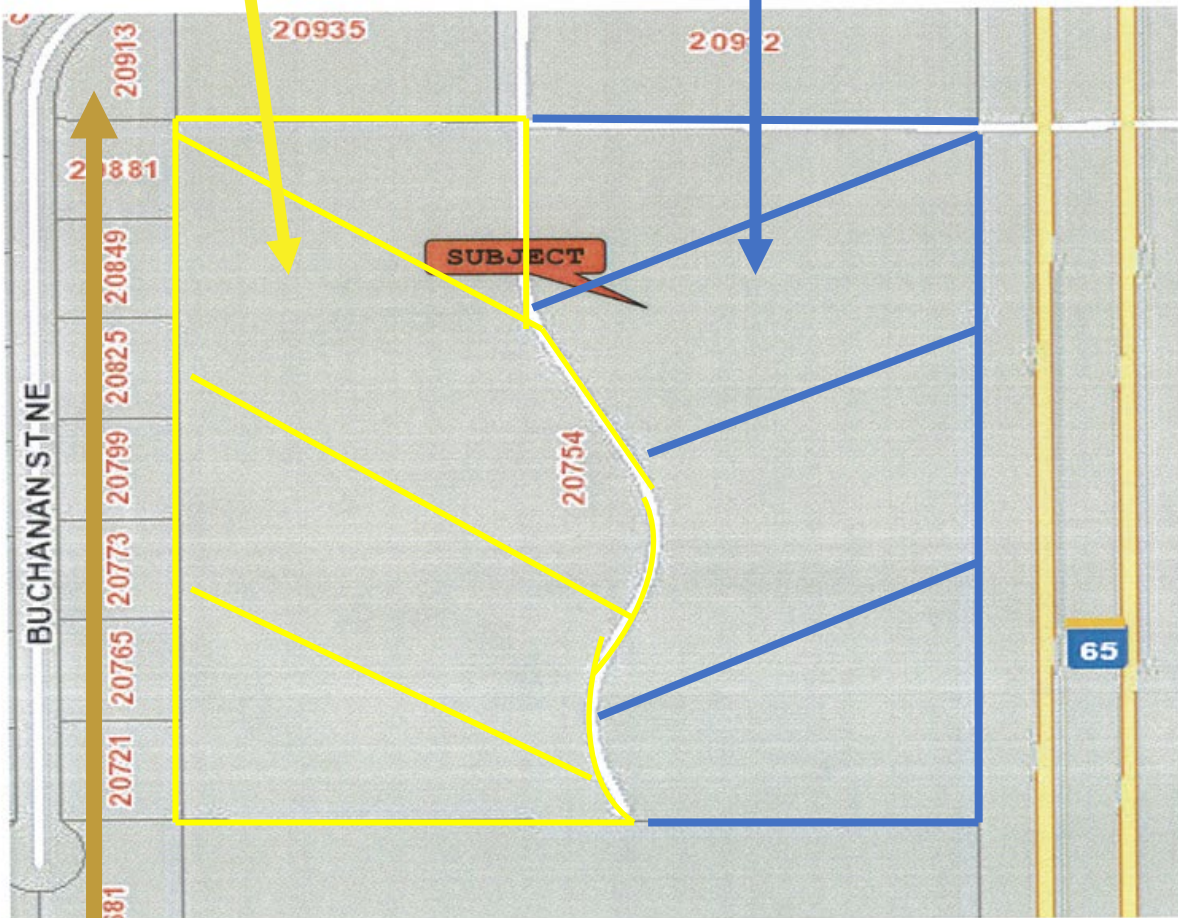
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Approx. 15.45 acres – zoned R2 – single family or townhomes

Approx. 14.10 acres – zoned C2 and MU2 general commercial



Existing single family Lots

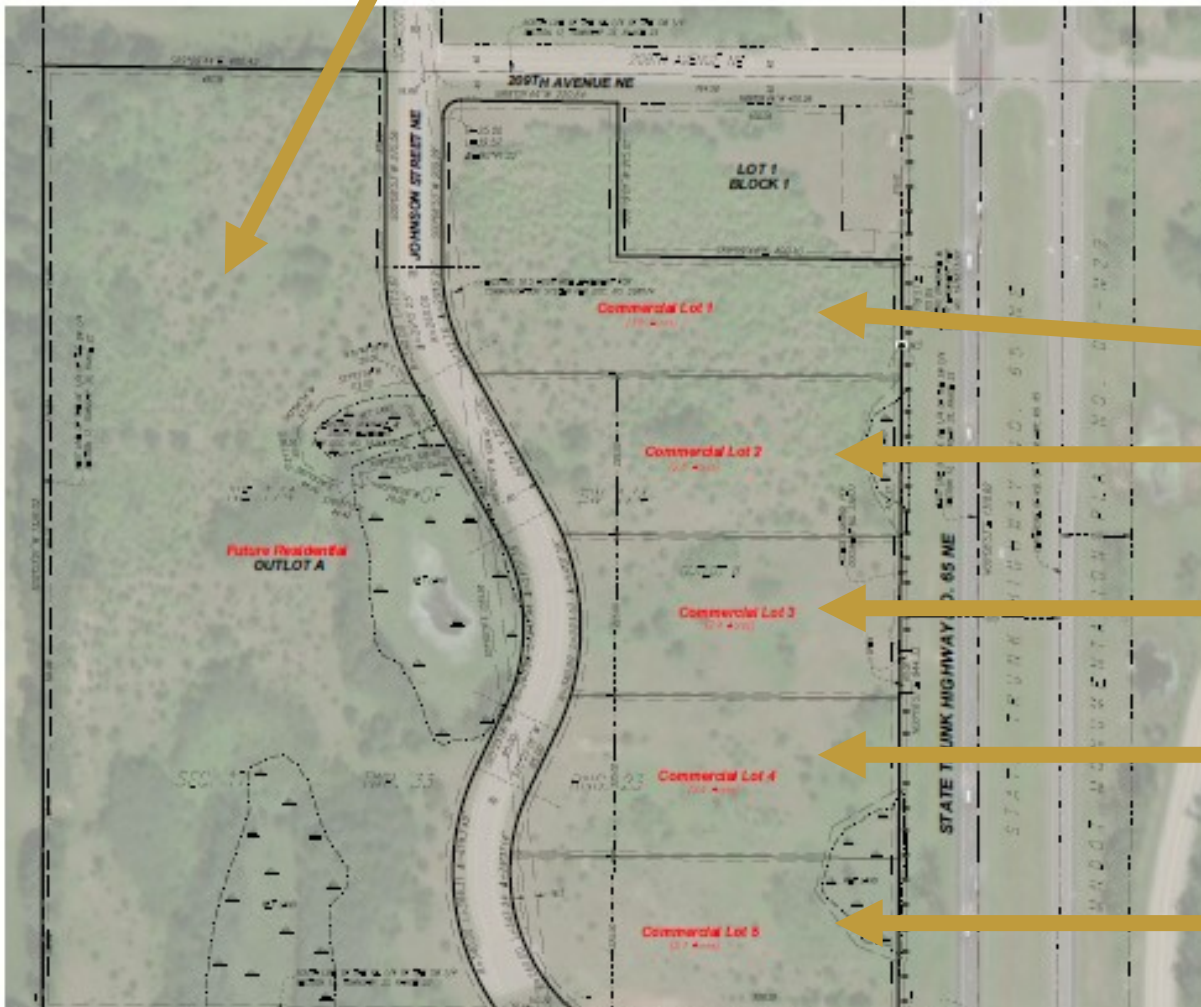
29.55 Total acres along Hwy 65 (Central Ave NE).
Seller will split or sell all together

PLAT MAP



Residential single family or higher density,
asking \$955,000 for all 15.42 acres

Concept Plan
Prepared for: Stone Group, LLC



\$235,225
(3.6 acres)

\$182,950
(2.8 acres)

\$156,825
(2.4 acres)

\$170,000
(2.6 acres)

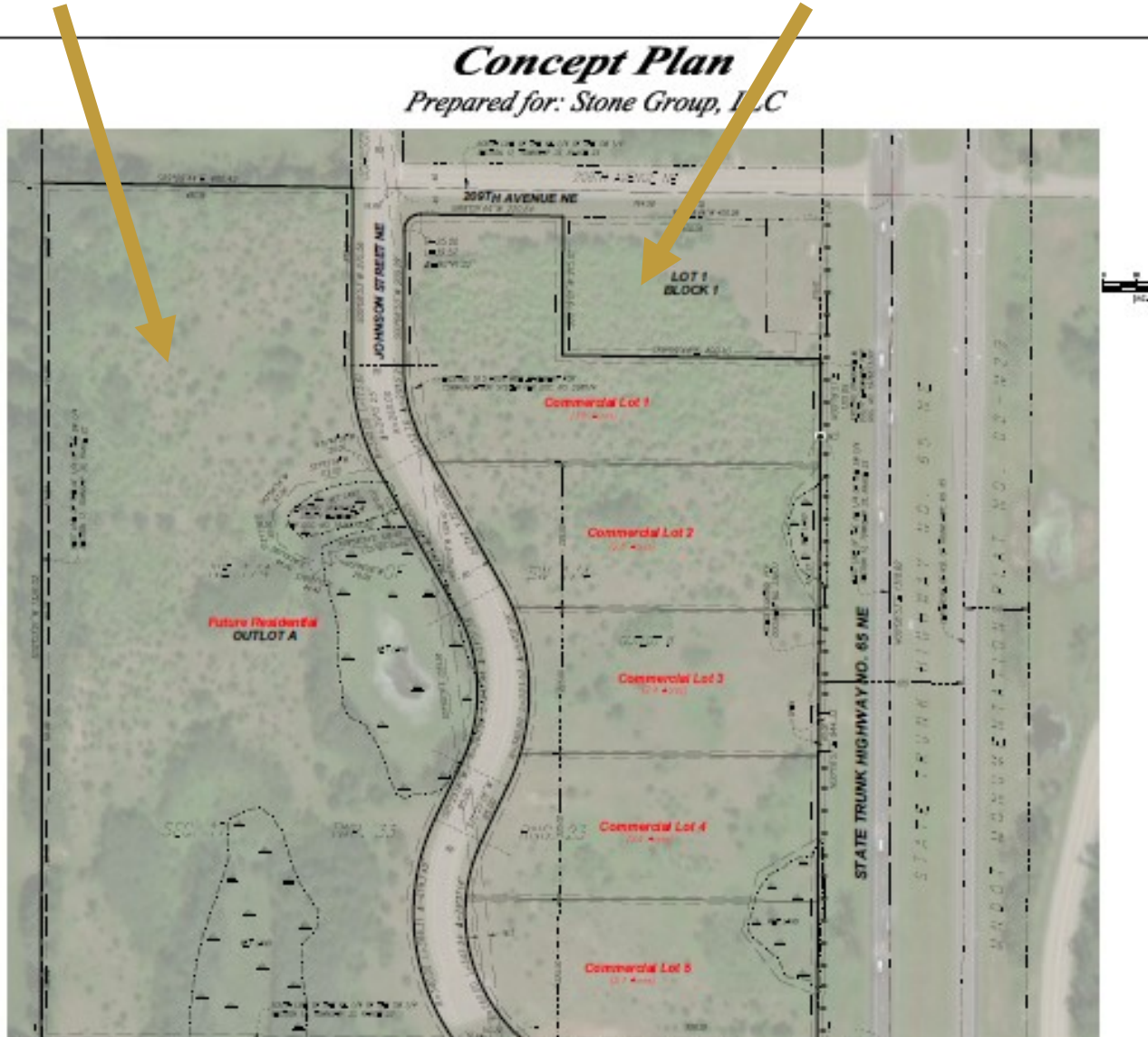
\$176,500
(2.7 acres)

All Commercial lots have 225' of frontage along Central Ave (Hwy 65).
Well & Septic. Lots will require on-site ponding. Buy one or combine as
many as you like



Residential single family or higher density,

Dollar General here



Lots can be sold individually or combined. R2 zoning allows 4-6 units per acre.

Commercial MU2 or C2 Zoning allows retail, office, or general business



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE

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