

LAND FOR SALE

NW Corner of 237th Ave NE & Hwy 65, East Bethel, MN



PROPERTY FEATURES

- Development opportunity
- Signalized intersection
- Excellent visibility to Hwy 65
- 20,600 vehicles per day on Hwy 65; 3,050 vehicles per day on 237th Ave
- Access via Johnson Street NE
- 130,674 square feet or 3.0 acres

SALE PRICE: \$325,000 (\$2.48/sq ft) Taxes: \$1,862.85(2016)

For More Information Contact: MARTY FISHER
PREMIER COMMERCIAL PROPERTIES, INC.

6897 139th Lane NW Ramsey, MN 55303

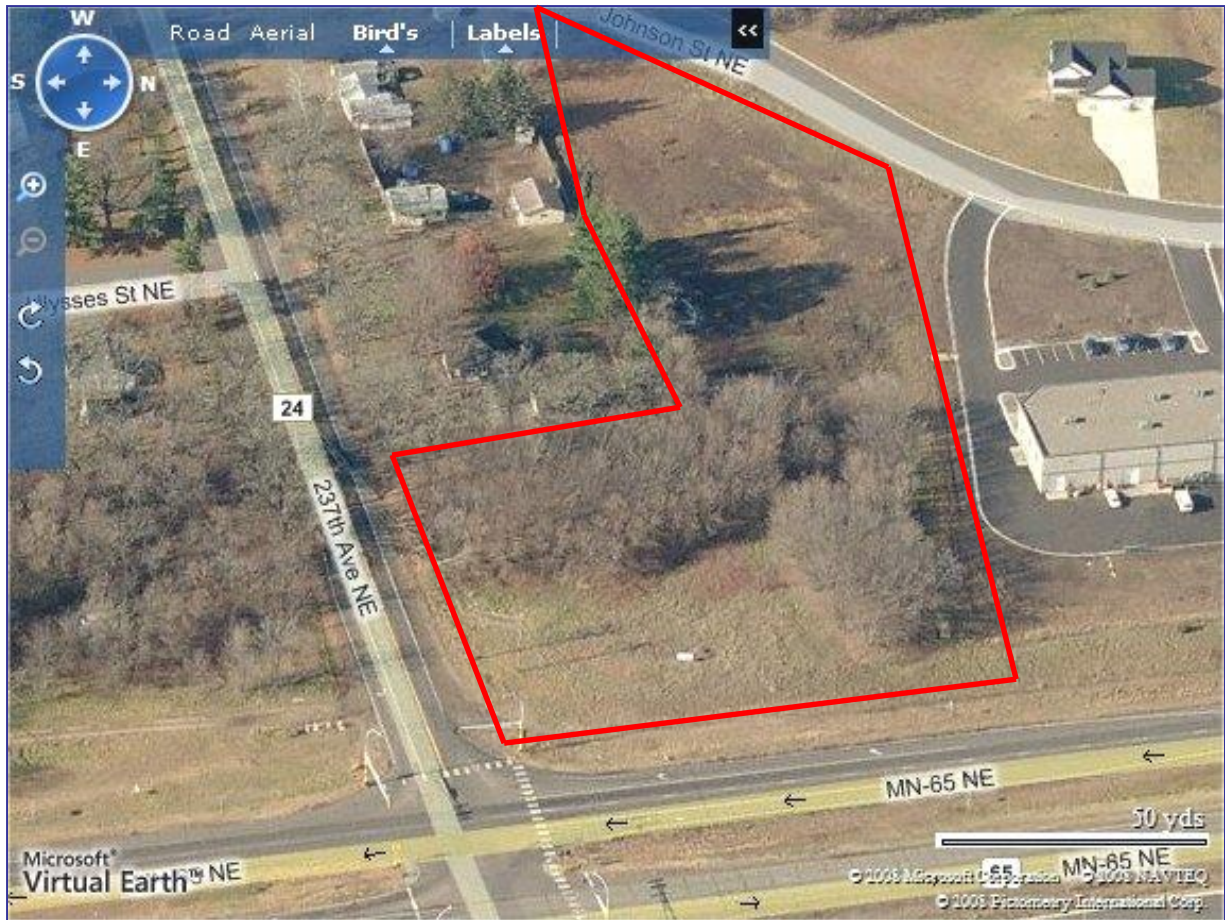
763.862.2005

www.premiercommercialproperties.com



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DEMOGRAPHICS (2013)

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	1,273	5,048	12,366
Total Households	434	1,721	4,276
Total Families	348	1,371	3,400
Average Household Income	\$77,945	\$77,628	\$80,130

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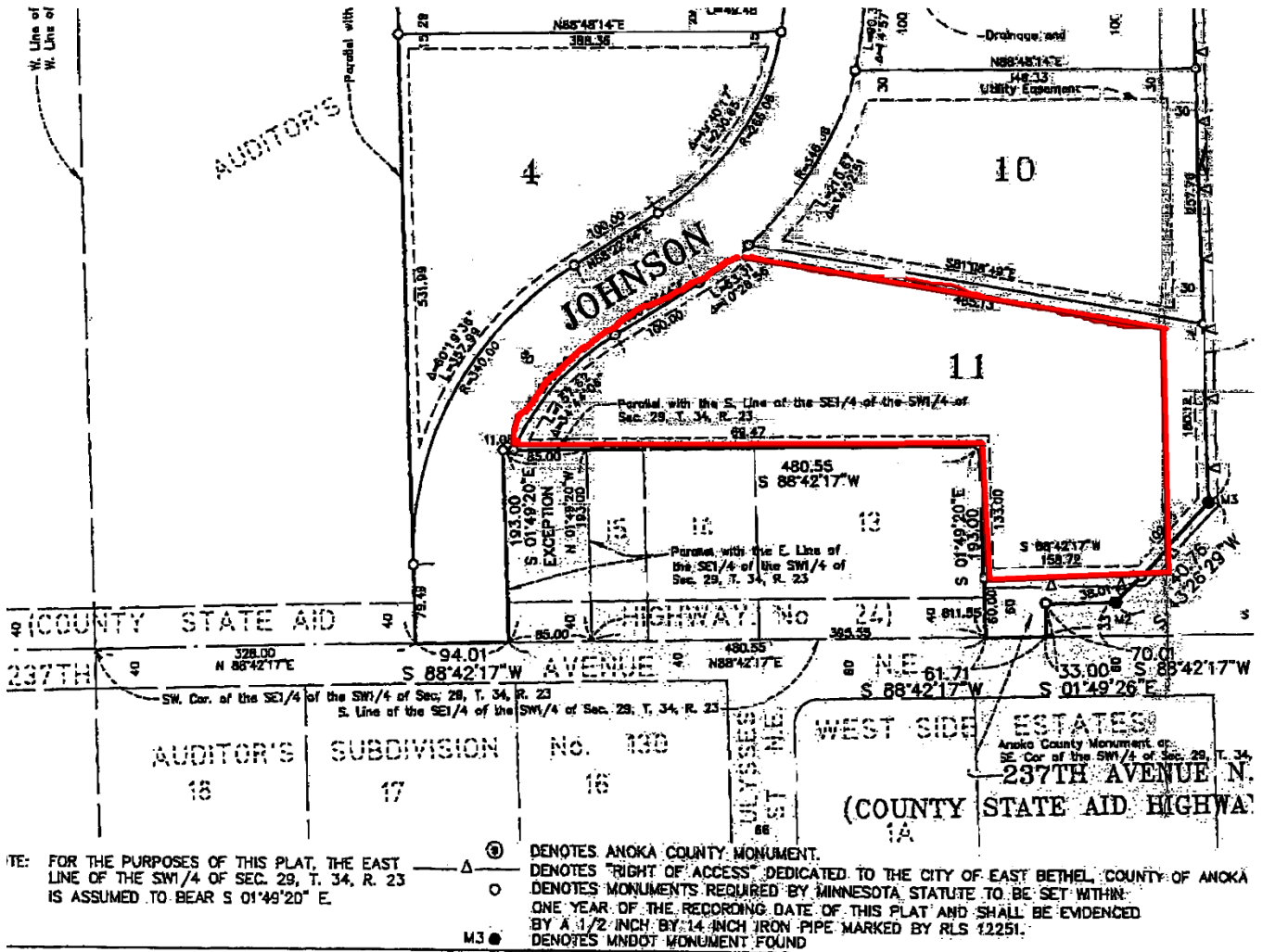
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Plat Map



Lot II, Block 2, Wargo Pond

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