

FOR SALE

NE Corner Sims Rd & Johnson St NE East Bethel, MN



PROPERTY FEATURES

- 3.14 acres
- Just west of Highway 65 (Central Avenue)
- Well & septic
- City is embarking on water/sewer project
- Parcel size 635' × 213' × 643' × 204'
- Office / retail/ light industrial use
- 3,000 vehicles per day on Sims Road (MNDOT 2011)

SALE PRICE: \$239,000 (approx \$1.75/sq ft) Taxes: \$4,317.00 (2012)

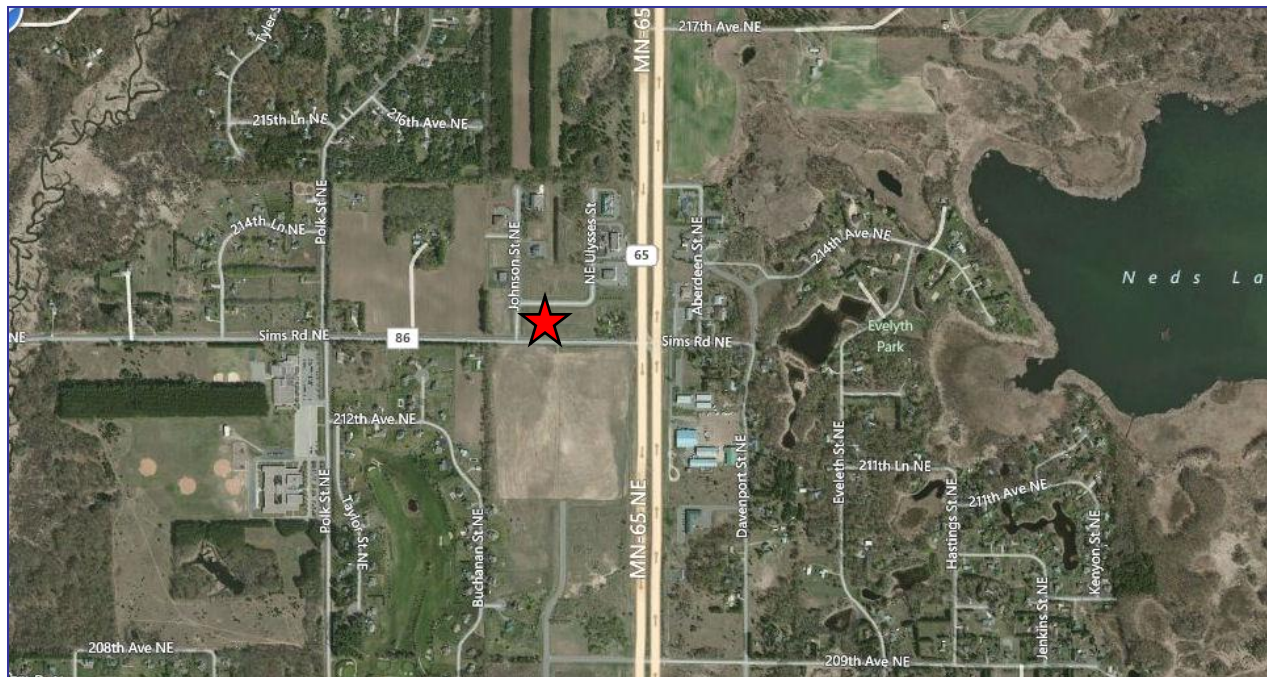
For More Information Contact: MARTY FISHER
PREMIER COMMERCIAL PROPERTIES, INC.
6897 139th Lane NW Ramsey, MN 55303
763.862.2005

www.premiercommercialproperties.com



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DEMOGRAPHICS (2012)

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	791	6,759	18,090
Total Households	278	2,295	6,426
Total Families	221	1,849	4,989
Average Household Income	\$74,889	\$80,746	\$78,019

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