



23773 Johnson St NE - East Bethel, MN

OFFICE-WAREHOUSE | INDUSTRIAL BUILDING FOR SALE OR LEASE



OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

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Property Summary



PROPERTY DESCRIPTION

Well constructed Office/Warehouse, Industrial-Flex building FOR SALE OR LEASE. Directly located on Highway 65 with prime visibility and easy access. The vacant lot next door can be purchased along with this building. Discounted pricing to purchase both!

9,000+ Total SF in building, plus additional storage or office space! Front offices and rear warehouse.

Ample parking in front and back of building, plus building signage is available (Subject to City approvals).

Air conditioned bus duct system, 400 AMPS in South Bay (Tenant/Property Manager), and 800 AMPS in the 2 North Bays (Currently vacant).

Currently one tenant in place, with 6,000+ SF available for owner-user or tenant. Tenant responsible for base rent plus Utilities (Electrical, Sewer/Water and Heat).

OFFERING SUMMARY

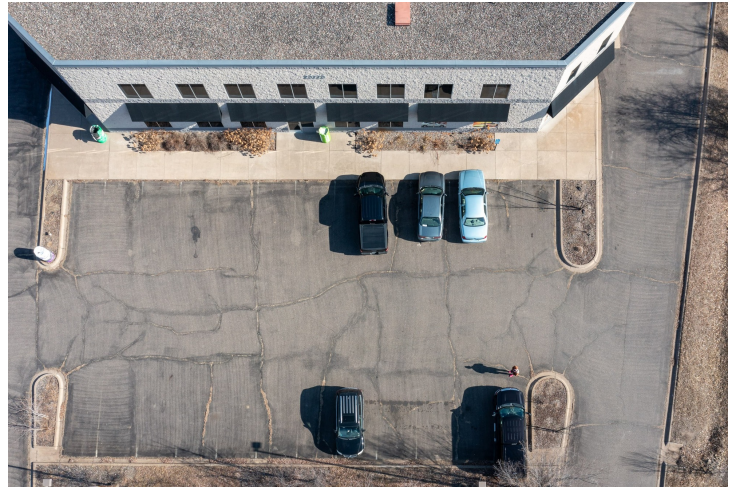
Sale Price:	\$1,239,500
Number of Units:	3
Lot Size:	2.00 Acres
Building Size:	9,015 SF + 900 SF Mezzanine (Additional offices or storage)
Year Built:	2006
Property Taxes (2023):	\$13,504.96
County Bldg Class: Zoning:	233 - 3A Commercial Preferential Business / Commercial & Industrial
PID:	293423340010
Warehouse Clear Height:	19 feet

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	414	5,199	23,240
Total Population	993	14,153	62,620
Average HH Income	\$91,619	\$99,693	\$101,888



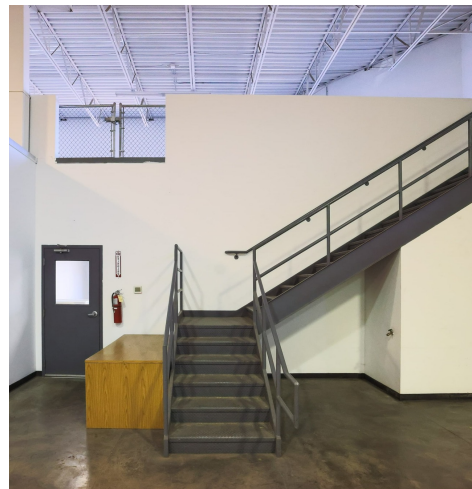
Additional Photos



Additional Photos



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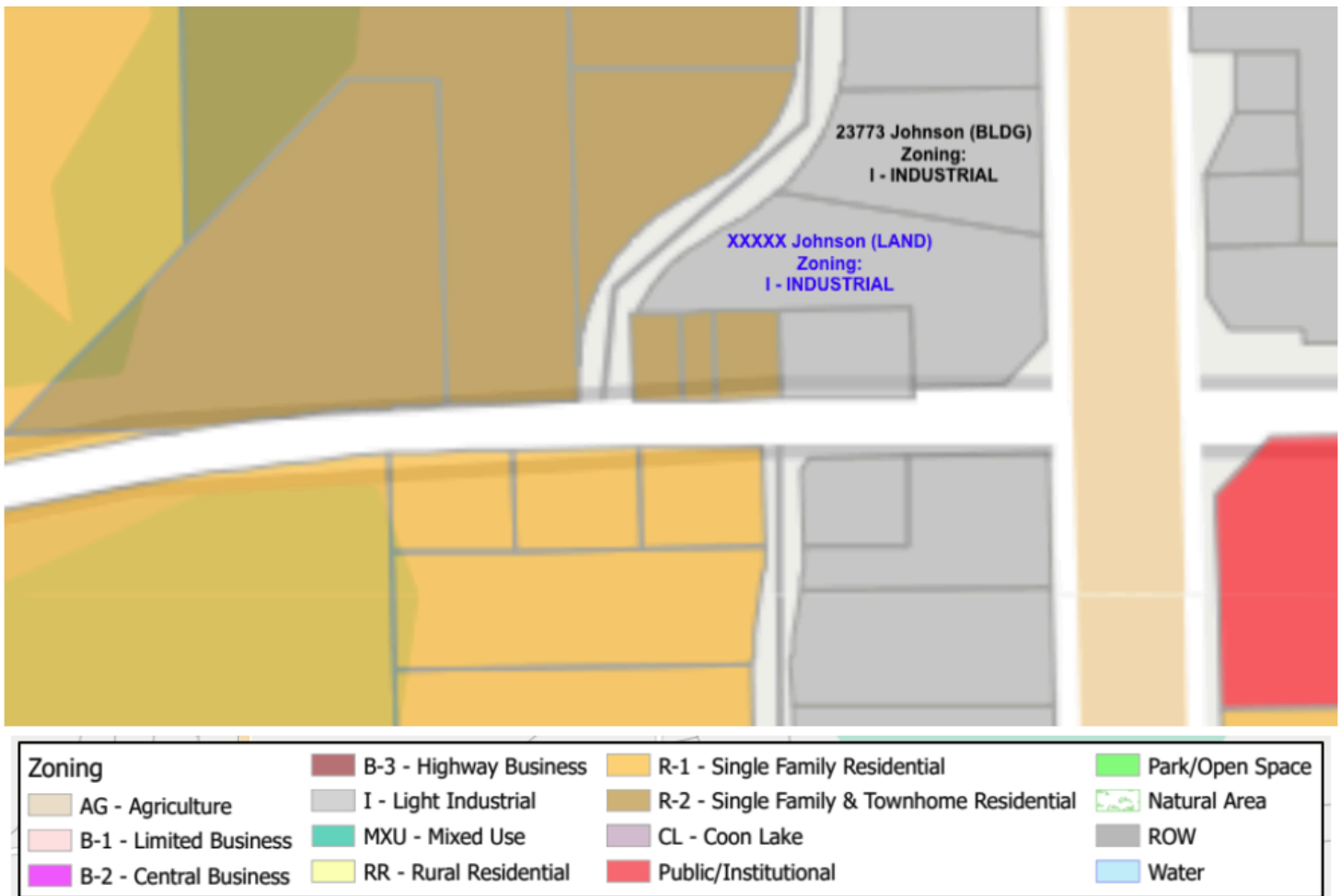
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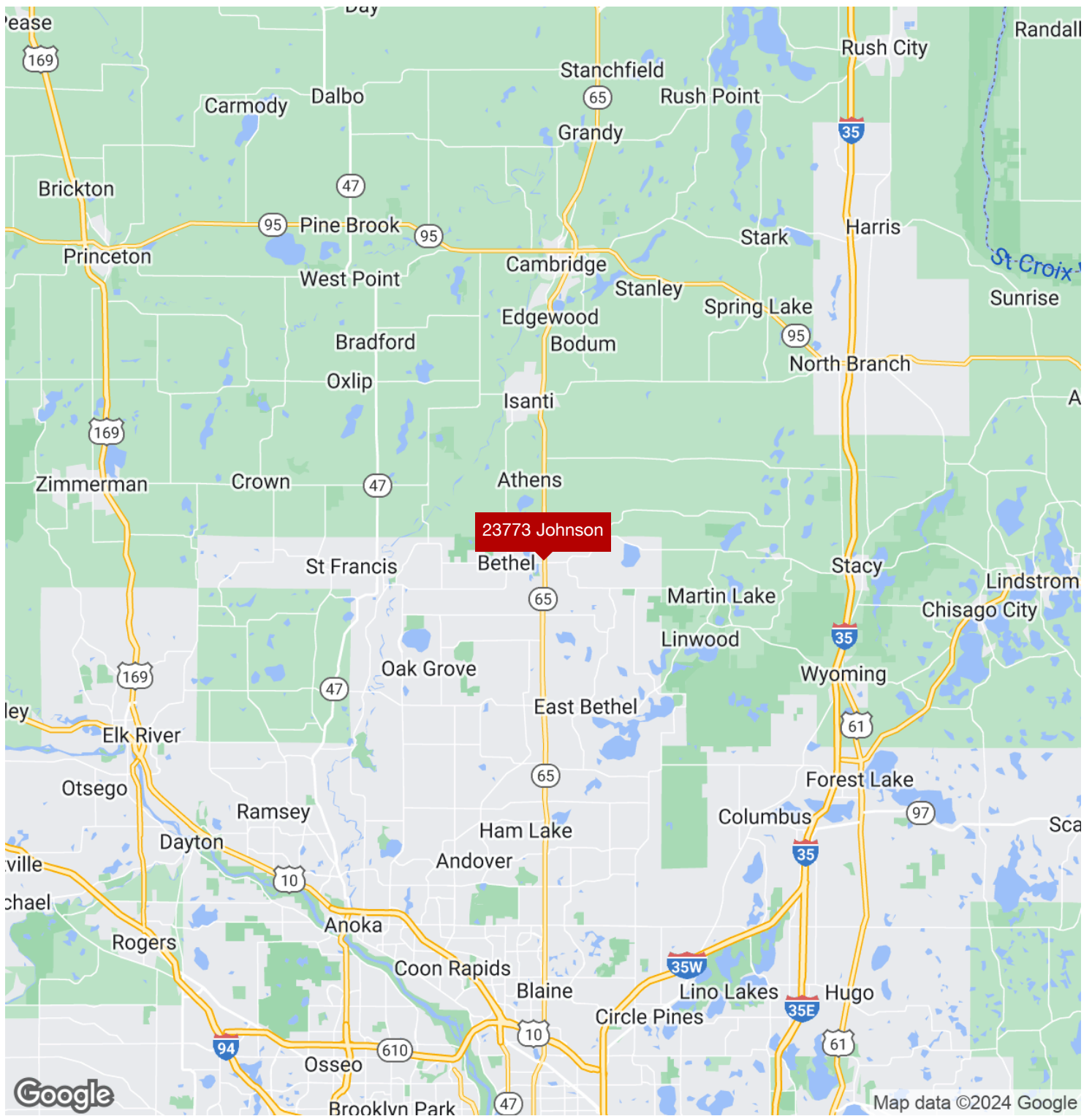
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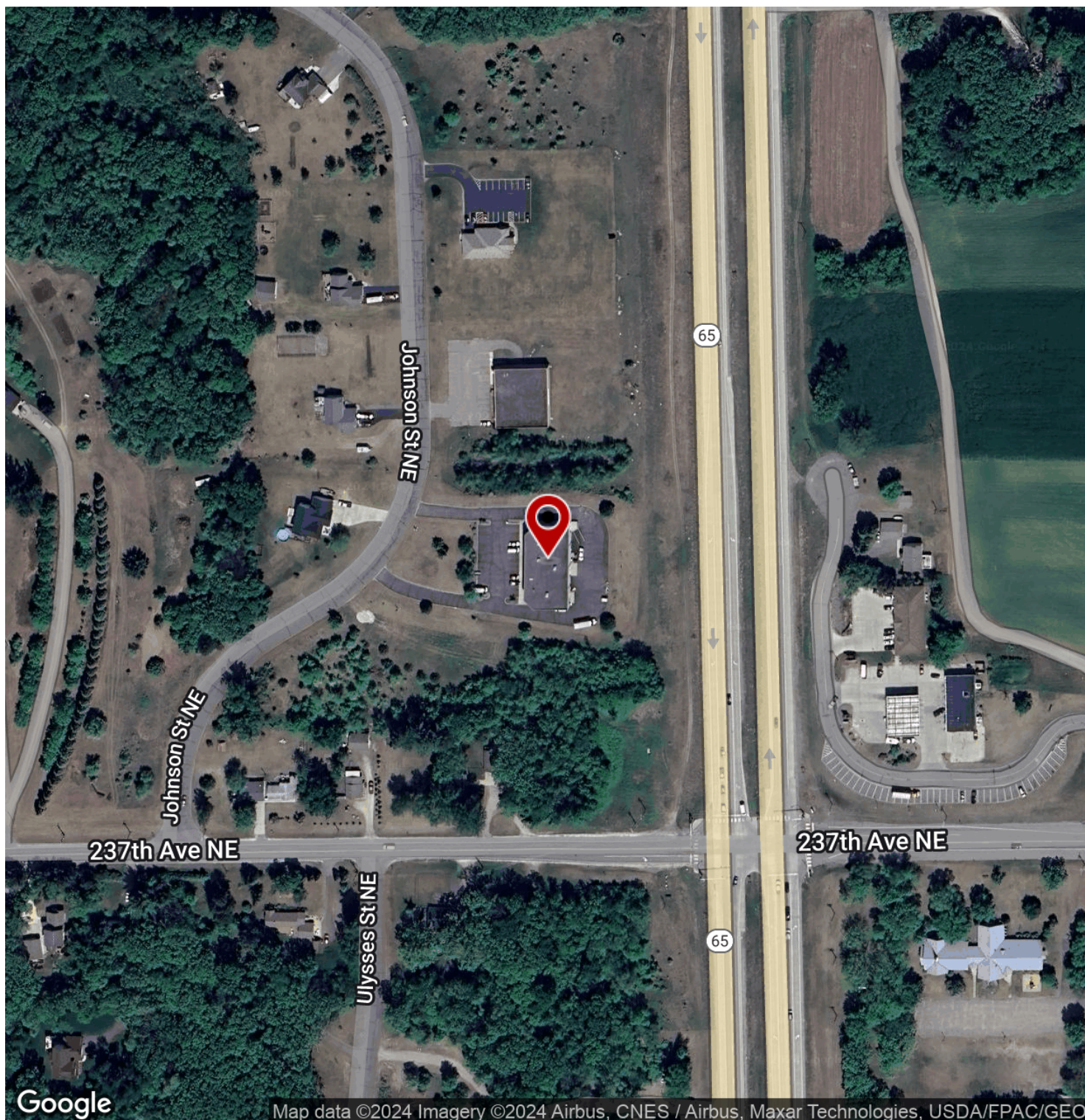
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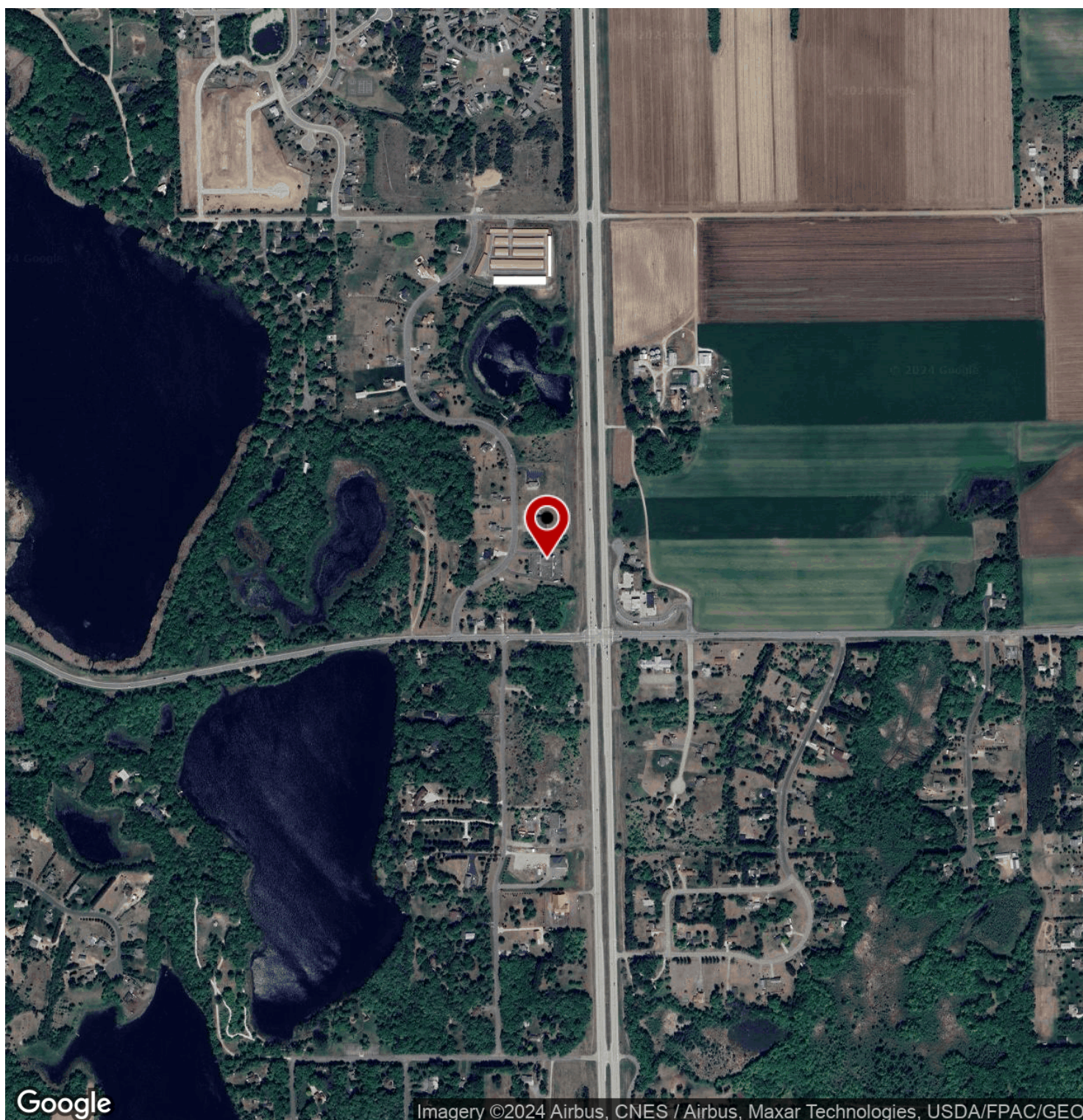
Regional Map



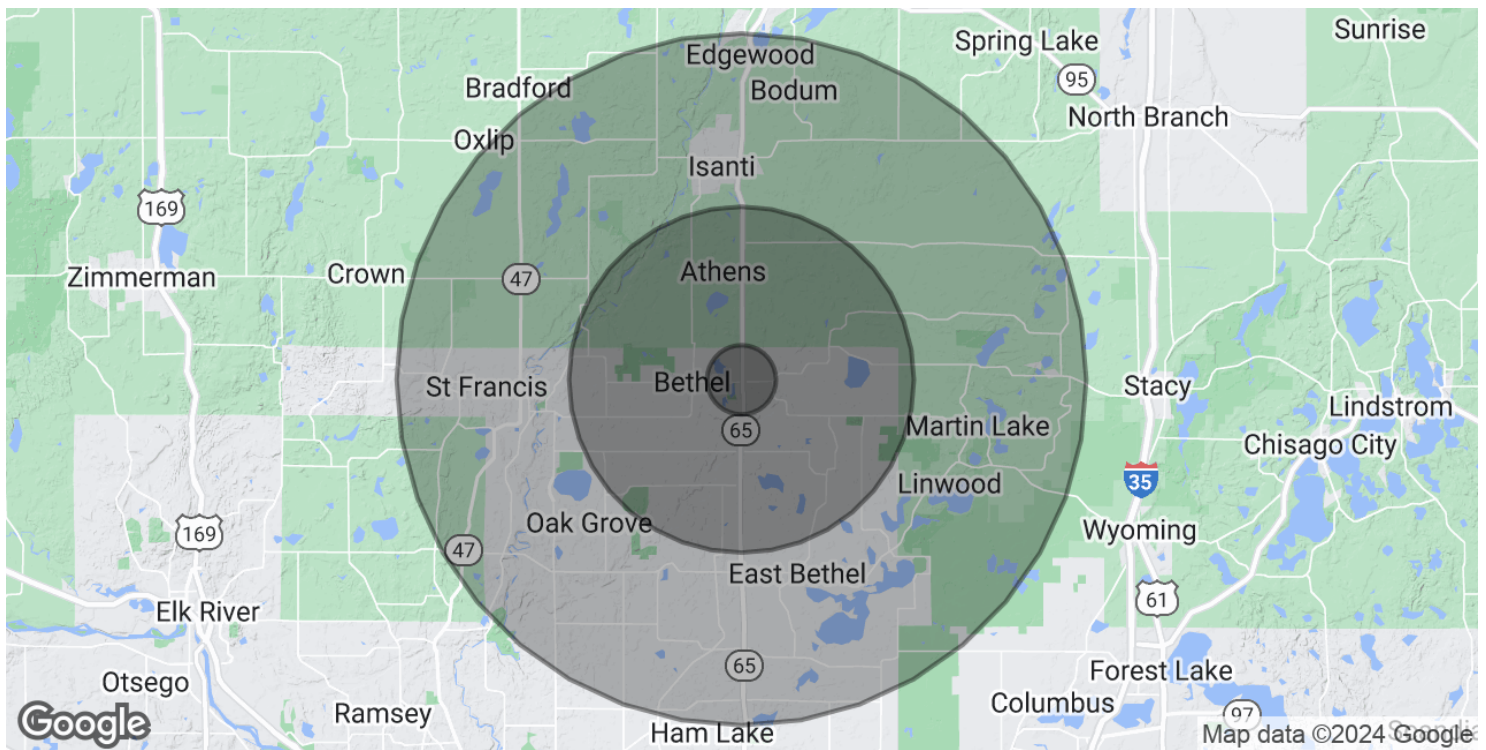
Location Map



Aerial Map



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	993	14,153	62,620
Average Age	38.6	39.6	40.7
Average Age (Male)	40.2	39.6	41.1
Average Age (Female)	37.3	40.0	40.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	414	5,199	23,240
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$91,619	\$99,693	\$101,888
Average House Value	\$236,753	\$268,995	\$274,170

2020 American Community Survey (ACS)

