

FOR SALE | INVESTMENT OPPORTUNITY



23566 & 23592 ULYSSES STREET NE, EAST BETHEL

\$99,900 EACH



\$1.15 PSF

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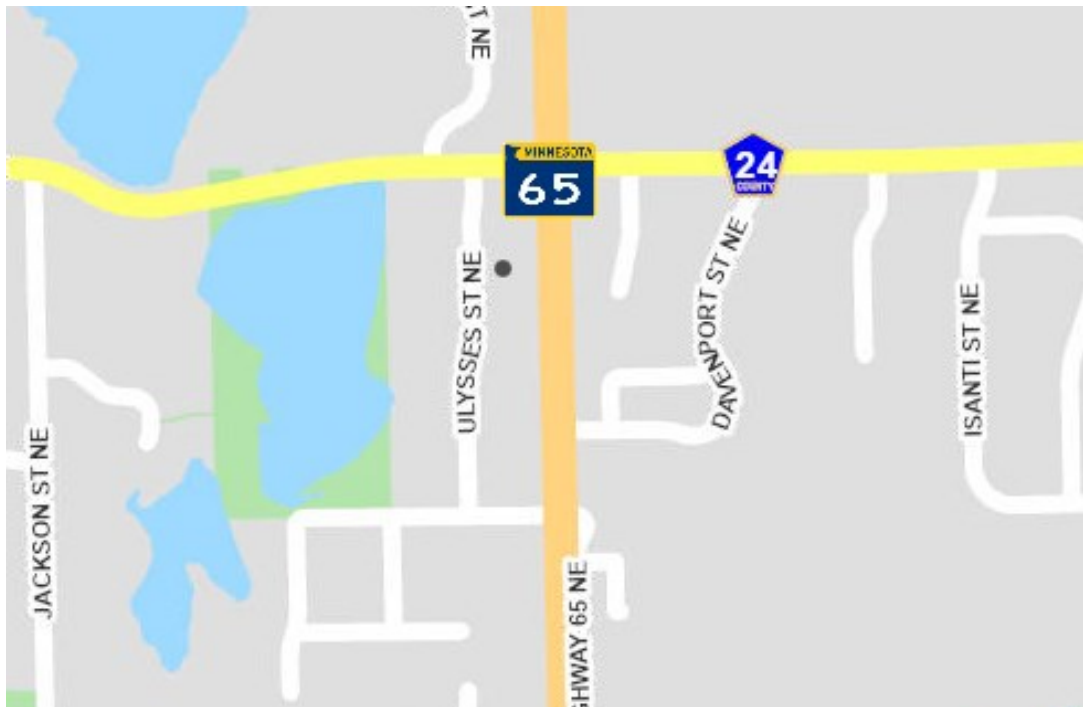
RE/MAX Synergy

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**22366 & 23592 ULYSSES ST
EAST BETHEL 55005**



MAP



2 - 2 ACRE LOT SITES AVAILABLE - BUY ONE OR BOTH

GREAT VISIBILITY ON HIGHWAY 65

OVER 19426 VPD

ZONING: LIGHT INDUSTRIAL

PID: 32.34.23.21.0019 & 32.34.23.21.0018

TAXES: \$1,006 EACH

PRICE: \$99,900 EACH

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EAST BETHEL 55005**



LOT DIMENSIONS



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EAST BETHEL 55005**



Permitted Uses

SECTION 48. - LIGHT INDUSTRIAL (I) DISTRICT

1. - Purpose.

The light industrial (I) district is intended and designed to provide areas of the city suitable for activities and uses that are commercial and general services related and/or of a light industrial nature. These are areas that have the prerequisites for industrial development, but because of proximity to residential areas or the need to protect certain areas or uses from adverse influences, high development standards will be necessary. The light industrial district is intended and designed to provide areas of the city suitable for activities and uses that are industrial in nature. Industrial uses within this district are limited to those that do not generate noise, odor, vibration, or other discharge discernable from areas outside the parcel on which the use is located. This category is aimed towards industrial uses that are lower in intensity of activity such as offices, warehousing, research laboratories, and light manufacturing.

2. - Permitted uses.

Uses allowed in the B-2 and B-3 districts as determined by the planning commission and approved by the city council.

Brewery and taproom as regulated under City Code Chapter 6, Sections 51, 52, and 63.

Industrial condominium/multi-tenant structure.

Manufacturing, light—excluding those uses that generate any discernable discharge that cannot be maintained on the site and any use that requires any outside manufacturing activities.

Municipal facilities.

Research facilities.

Research facility.

Retail sales, incidental to manufacturing, of products manufactured, assembled, or warehoused on the premises, provided no more than 25 percent of the building is used for retail space.

Warehousing and distribution.

Other similar uses to those permitted in this section as determined by the planning commission and approved by the city council.