

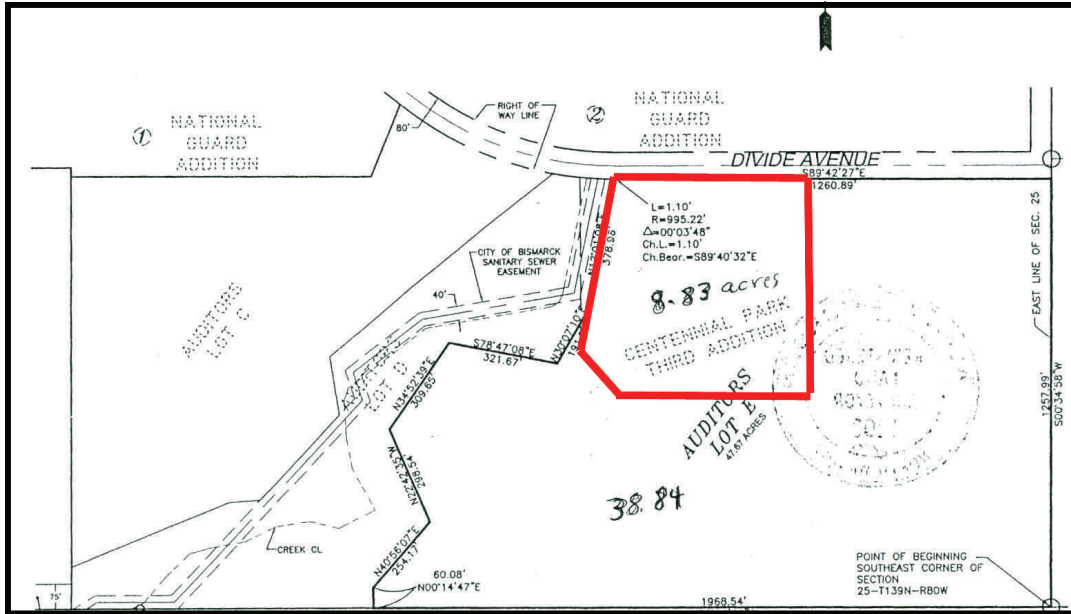


PRESENTED BY
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Broker/Owner
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web: aspengrouprealestate.com

FOR SALE

4901 East Divide Avenue



**Vacant Land—384,634.80 SF (8.83Acres)
East Bismarck by National Guard Armory**

- Price:** \$4.50 PSF (\$1,730,856.60)
- Space Available:** 384,634.80 SF or 8.83 Acres
- Located:** Burleigh County
- Features:** Can be Sub Divided-Price will be Adjusted
Water and Sewer to edge of Property
Located on East Divide Avenue
Easy Access to Interstate 94 and
Bismarck Expressway



3712 Lockport Street
Suite C
Bismarck, North Dakota

Data Information
4901 Divide Avenue
Bismarck, ND

PID#: 31-139-80-21-01-010

Legal: Lot 1 less Auditor's Lot 1, Block 1, Centennial Park Third Addition, Bismarck, ND

Size: 8.83 Acres

Zoning: MA

Taxes: \$ 1,648.23

Specials: None at this time.

Water and Sewer to edge of Property



REAL ESTATE SERVICES
Bismarck, North Dakota

Located “Near”

Interstate 94 and Exit 161

East Bismarck Commercial Corridor

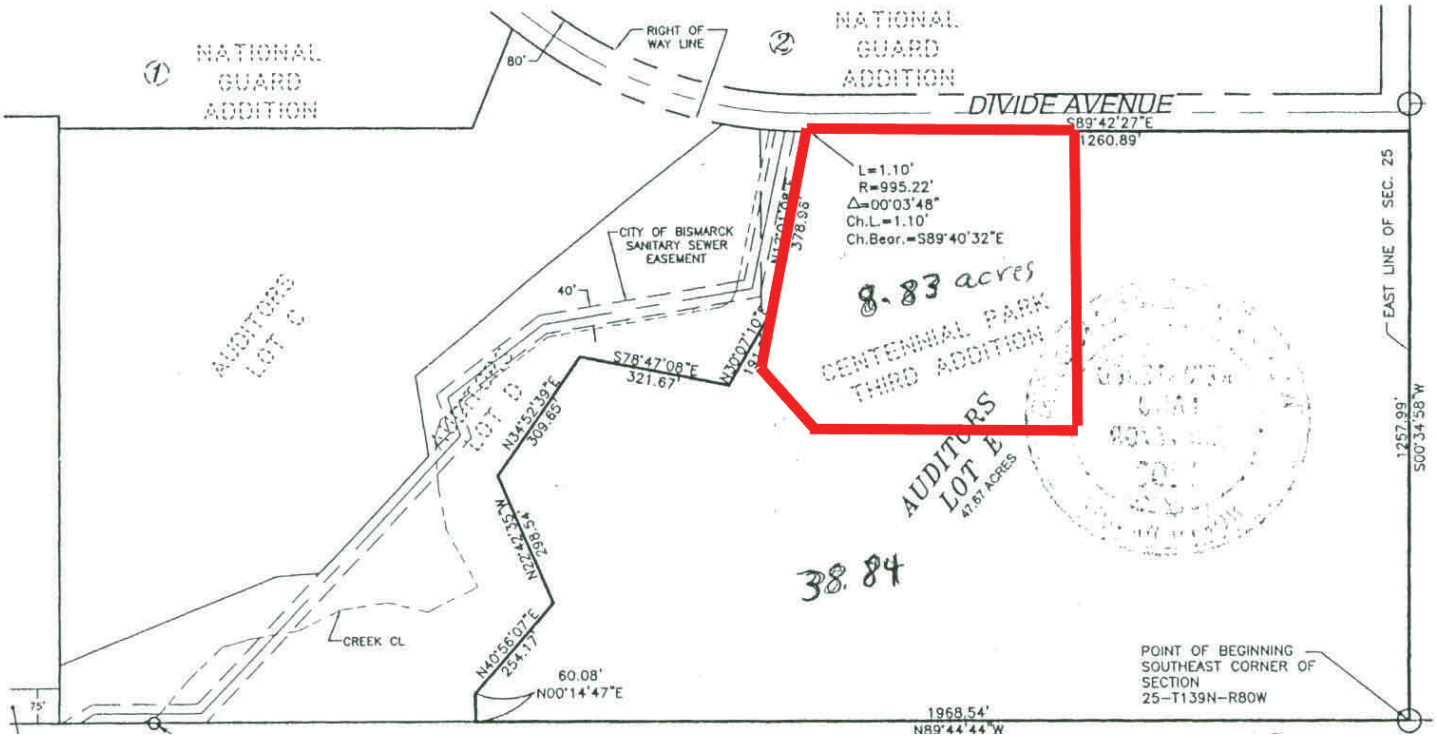
Cross Country Courier
Oasis Truck Stop
Semi Trailer Sales
Batesville Caskets
Midwest Testing
Nelson Trailer Sales
J-Mar Trucking
DelMar Vending
Denny’s Storage
Wallwork Truck Center
McDonald’s
Ramada Limited Suites
RDO Equipment
Caterpillar Sales Service & Parts
Johnsen Trailer Sales
Cenex

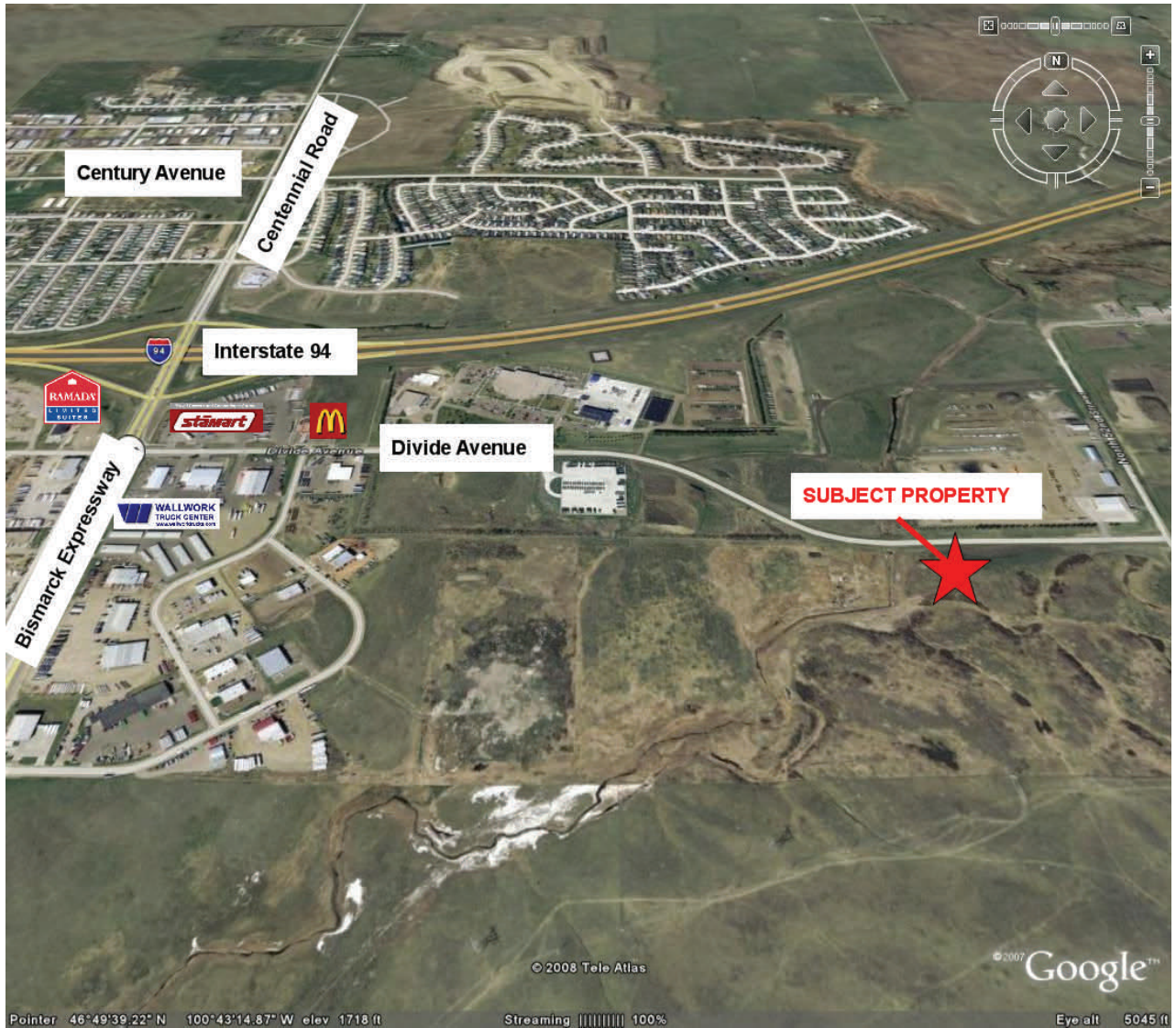


REAL ESTATE SERVICES
Bismarck, North Dakota

Plat Map

SECTION 25
TOWNSHIP 139 N.
RANGE 80 W.





REAL ESTATE SERVICES
Bismarck, North Dakota



Army National Guard Armory

Divide Avenue

Subject Property

Divide Avenue

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Pointer 46°49'38.83" N 100°42'58.65" W elev 1690 ft

Streaming ||||| 100%

Eye alt 3899 ft