



PRESENTED BY
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FOR SALE 2500 46th Avenue S.E., Mandan



PRIME COMMERCIAL DEVELOPMENT LAND WEST BAY ESTATES NORTH OF RAGING RIVER WATER PARK

Price: \$8.75 PSF (\$3,297,586.25)
Lot Size: 376,867 SF (8.65 acres)
Zoned: MA
Features: Great visibility from I-94
Easy Access from Bismarck/Mandan



3712 Lockport Street
Suite C
Bismarck, North Dakota

Data Information

2500 46th Avenue S.E.
Mandan, ND

Legal: Lot 2, West Bay Estates 2nd Addition, Mandan, ND

PID#: 65-5393640

Lot Size: 625' W X 545' D
376,867 SF 8.65 acres

Taxes: \$6,480.65

Specials: Balance: \$39,391.56; Installment: \$6,286.89

Zoned: MA



REAL ESTATE SERVICES
Bismarck, North Dakota

LOCATED NEAR:

Raging Rivers Water Park

Colonial Motel

I-94

Bismarck Expressway

New Liberty Memorial Bridge

POTENTIAL USES:

Hotel

Retail

Restaurant

Offices

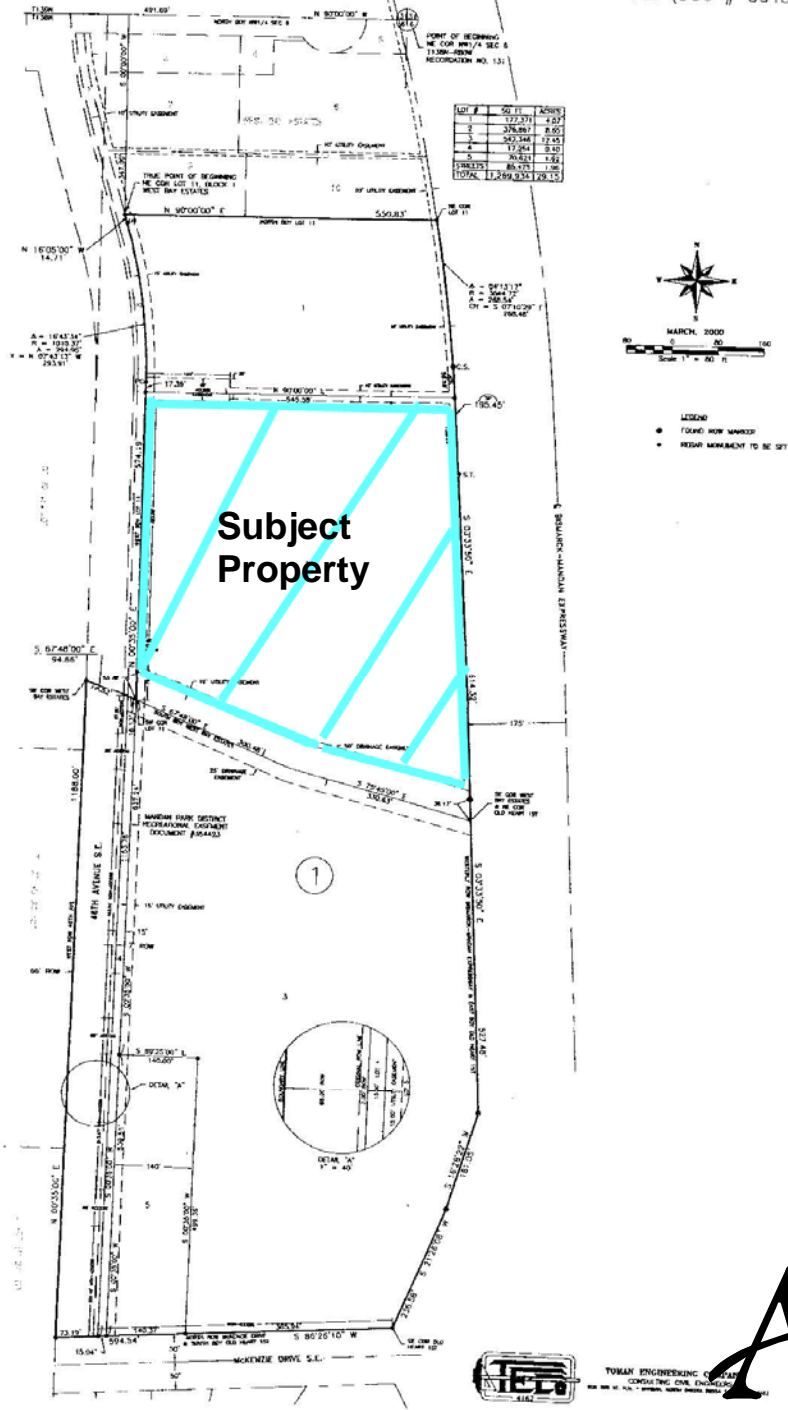
Movie Complex



REAL ESTATE SERVICES
Bismarck, North Dakota

WEST BAY ESTATES SECOND ADDITION

TO THE CITY OF MANDAN, NORTH DAKOTA
 REPLAT OF LOT 11, BLOCK 1, WEST BAY ESTATES, ALL OF BLOCKS 1 & 2 OF
 OLD HEART 1ST ADDITION, INCLUDING VACATED MALLARD CIR. S.E. (DOC # 354879)



Subject Property

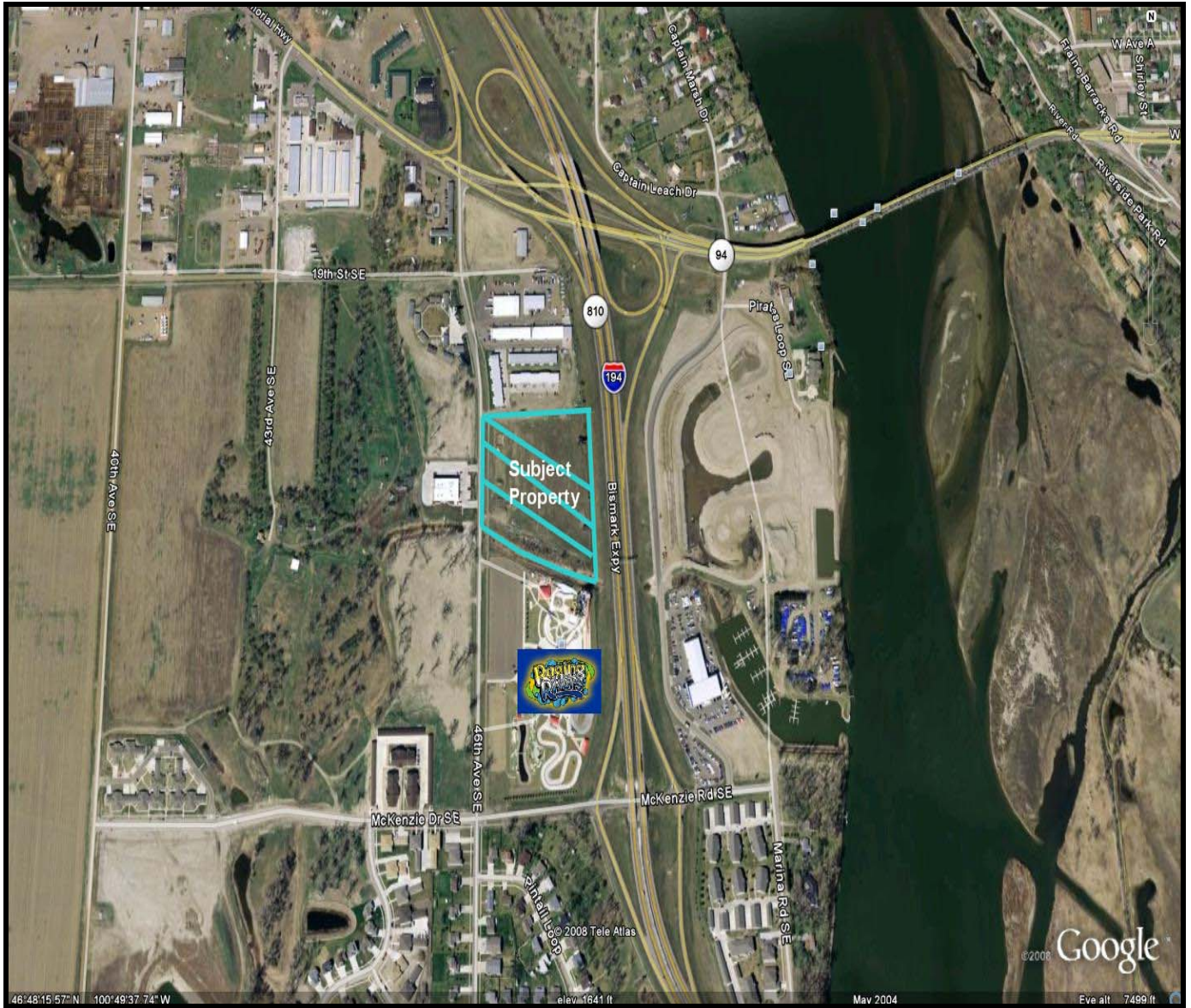


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2500 46th Ave SE



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