



PRESENTED BY
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FOR SALE 2700 46th Avenue S.E., Mandan



PRIME COMMERCIAL DEVELOPMENT LAND LOT 5, BL. 1, WEST BAY ESTATES 2ND ADDITION REPLAT SOUTH OF RAGING RIVER WATER PARK

Price: \$10.00 PSF (\$3,158,140.00)
Lot Size: 315,814 SF (7.25 acres)
Zoned: CB
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 5, Block 1, West Bay Estates 2nd Addition, Replat of Lots 3-5, Block 1, West Bay Estates 2nd Addition Mandan, ND

PID#: 65-5393740

Lot Size: 315,814 SF 7.25 acres

Taxes: \$1,809.50

Specials: Balance: \$38,336.77; Installment: \$6,205.52

Zoned: CB



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

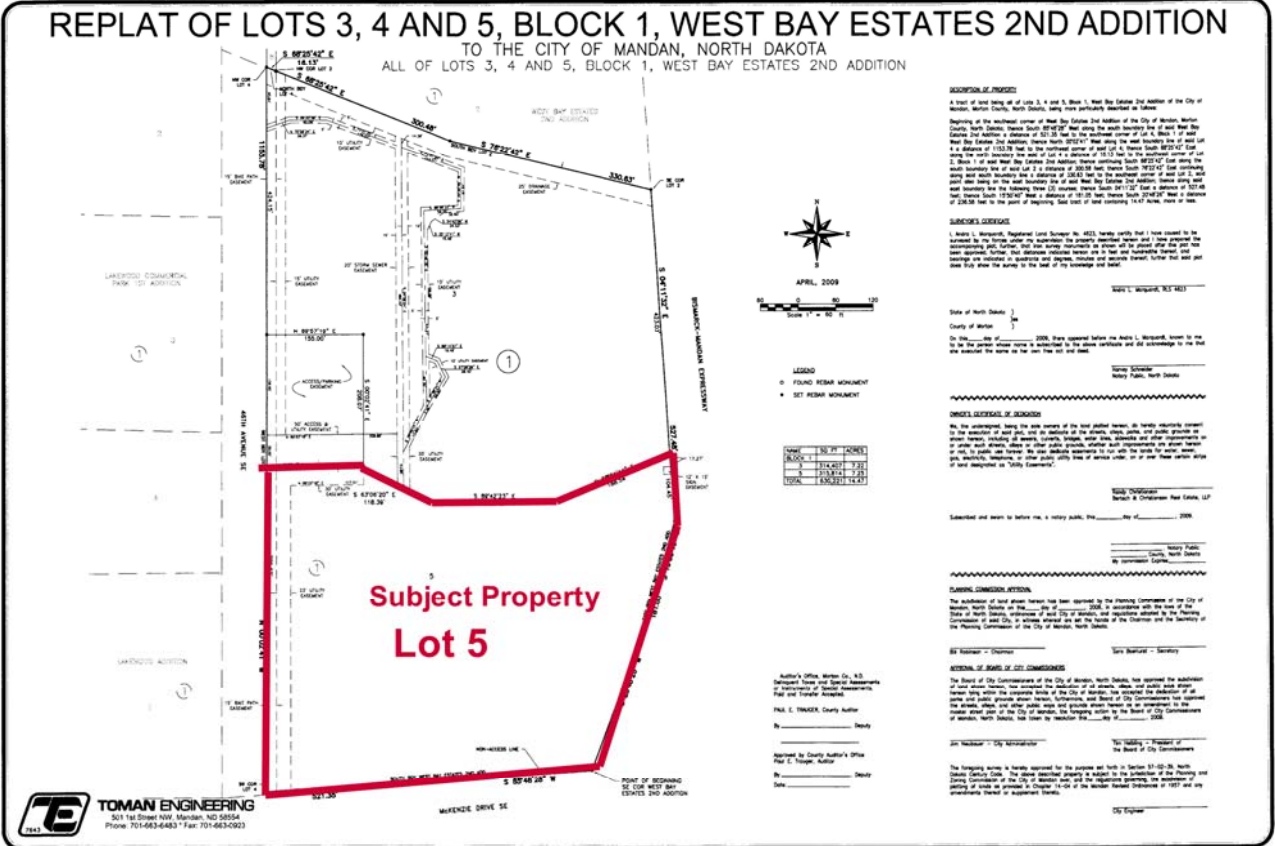
Movie Complex



REAL ESTATE SERVICES
Bismarck, North Dakota

REPLAT OF LOTS 3, 4 AND 5, BLOCK 1, WEST BAY ESTATES 2ND ADDITION TO THE CITY OF MANDAN, NORTH DAKOTA

ALL OF LOTS 3, 4 AND 5, BLOCK 1, WEST BAY ESTATES 2ND ADDITION



TE TOMAN ENGINEERING
301 1st Street NW, Mandan, ND 58554
Phone: 701-463-6483 • Fax: 701-663-0923



REAL ESTATE SERVICES
Bismarck, North Dakota

2700 46th Ave SE



REAL ESTATE SERVICES
Bismarck, North Dakota

Subject Property



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