



**SPACE AVAILABLE:**

Lot Size: 4.3 ACRES (187,308 SF)  
Building Size: 5,438 SF

**PRICE:**

\$15.00 PSF (Land)

**HIGHLIGHTS:**

- High I-94 Visibility
- High Traffic Corner
- 5,438 SF Building
- Great Potential for Retail Development
- Zoning: CB - Commercial
- Near Starion Sports Complex, Walmart, and the new Mandan High School



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**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPPREALESTATE.COM](http://WWW.ASPENGROUPPREALESTATE.COM)**

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# PROPERTY DETAILS

PID #: 65-5620000

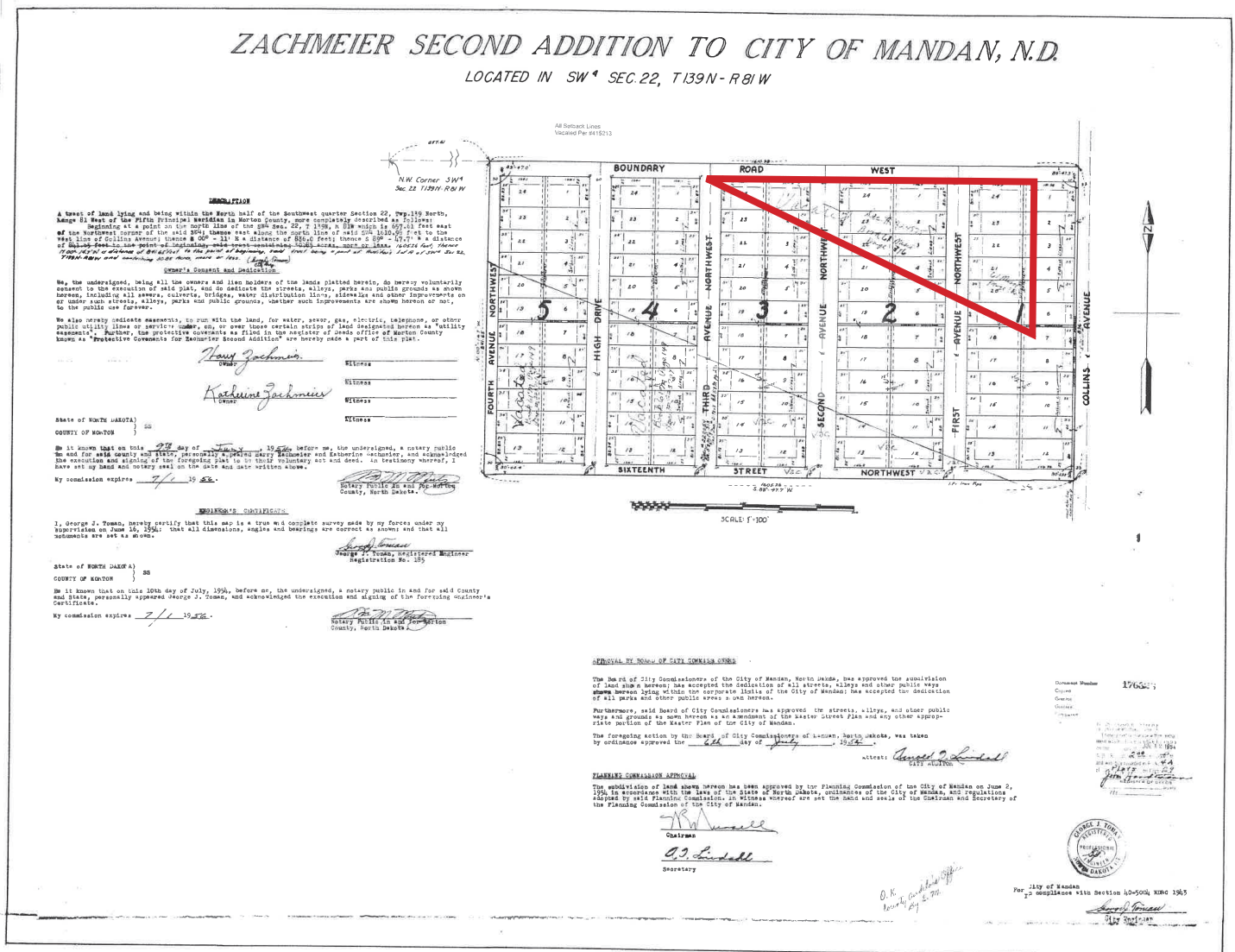
**LEGAL DESCRIPTION:** VAC PORTION OF ZACHMEIERS 2ND IN NE 1/4 SW 1/4 NO OF I-94 4.30 ACRES (2735)

**LOT SIZE:** 4.3 ACRES (187,308 SF)

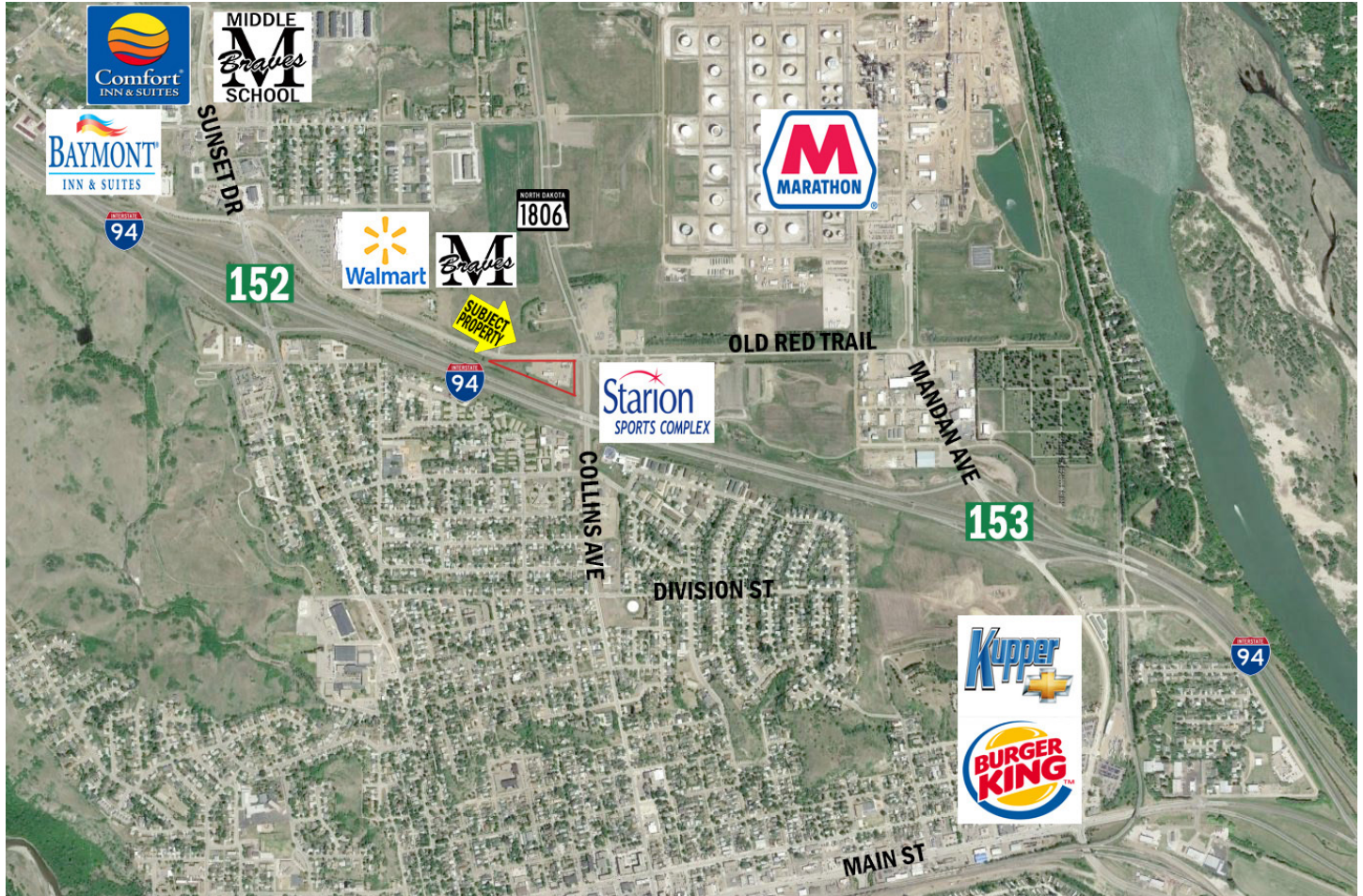
**ZONING:** CB - Business Commercial

**2025 TAXES:** \$13,736.87

**SPECIAL ASSESSMENTS:** \$572.60 Installment; \$5,789.39 Remaining Balance



# LOCATION MAP



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