



HIGHLIGHTS:

- Current Zoning: C2 - General Commercial
- Future Land Use/Zoning: High & Low Density Residential
- Water & Sanitary Sewer in 13th Street NE
- Currently located outside city limits, within the 1 mile ETA
- Located near Jamestown High School, Two Rivers Activity Center, University of Jamestown & the Jamestown Regional Airport

LOT SIZE:

21.76 ACRES

PRICE:

\$900,000.00



Mike Ilse

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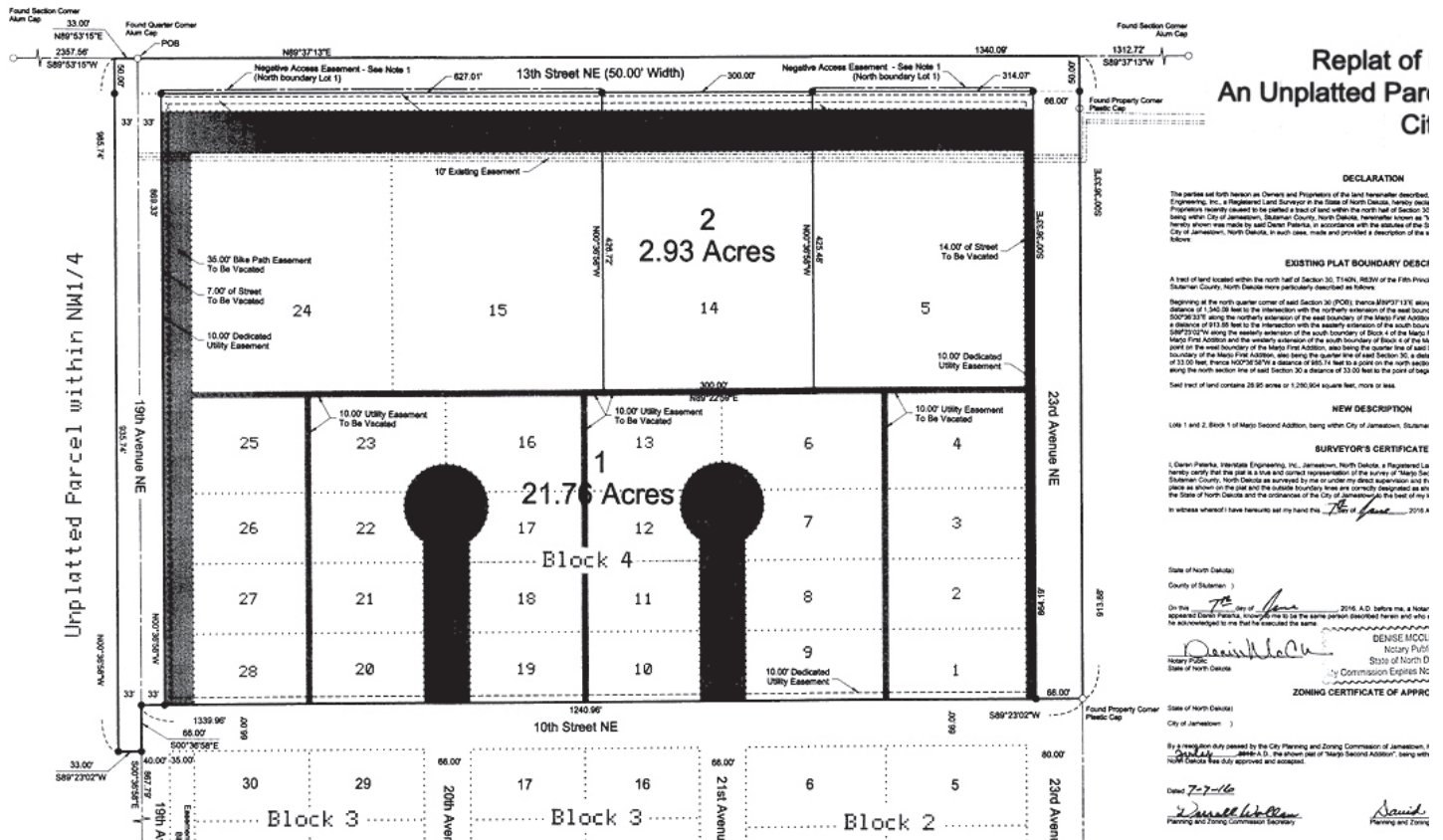
424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

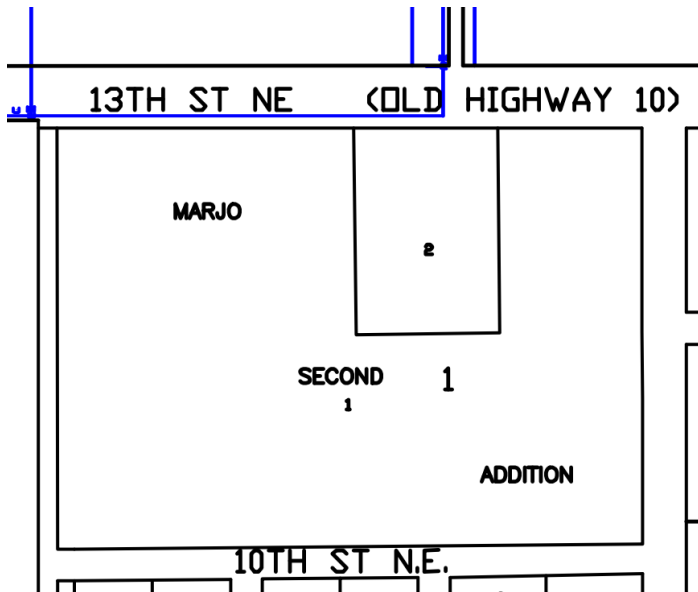
PID#: 74-4141000
 Legal: Lot 1, Block 1, Marjo Second Addition
 Lot Size: 1.34 Acres (58,191 SF)
 2022 Taxes: \$1,355.47
 Special Assessments: None at this time

PLAT MAP

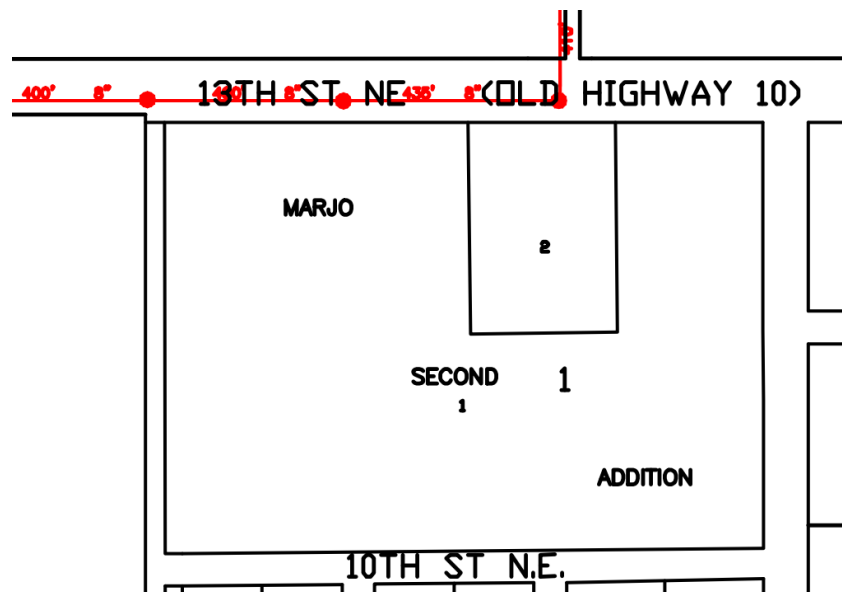


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CITY WATER SYSTEM



SANITARY SEWER



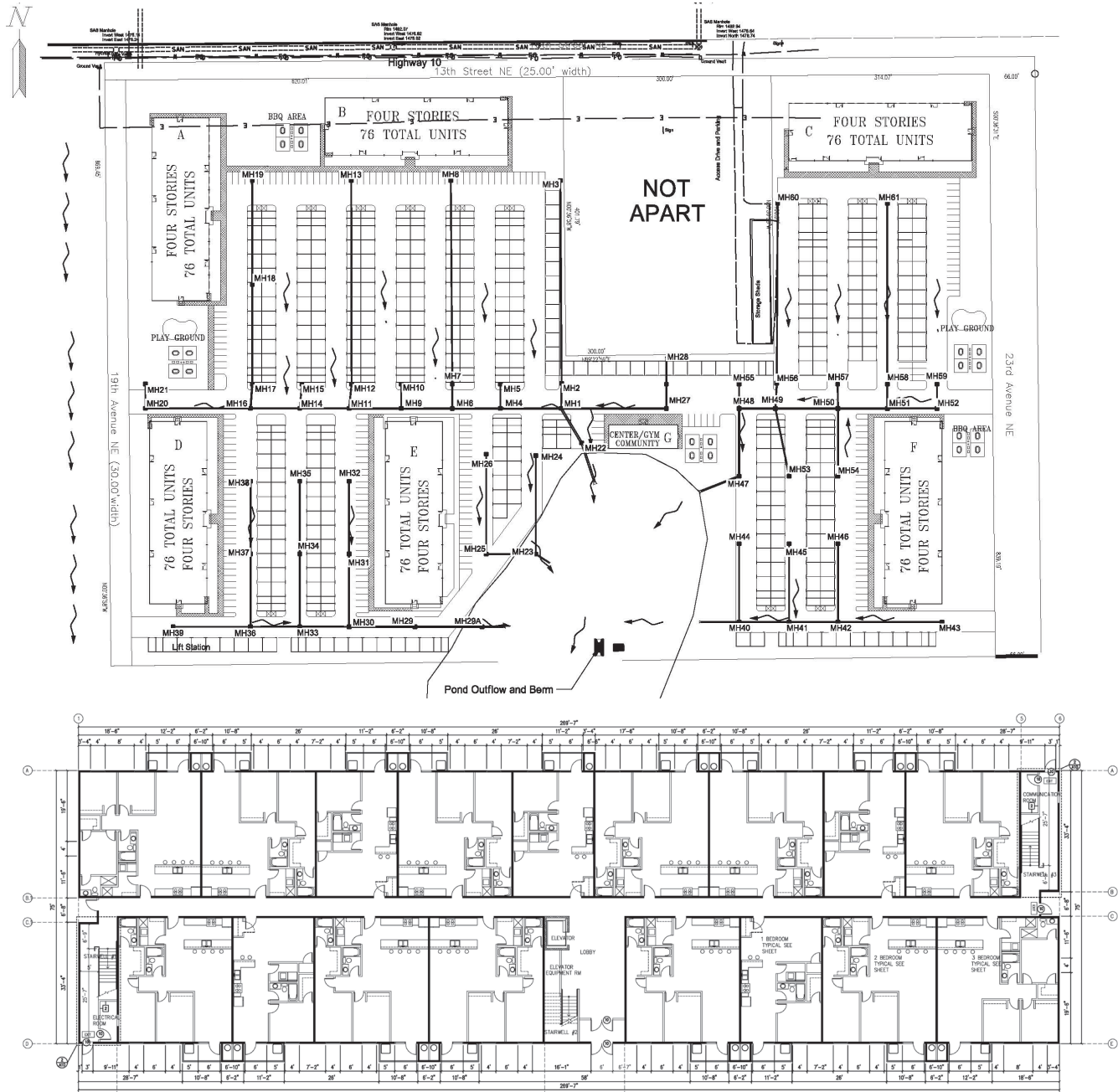
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POTENTIAL SITE PLAN



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LOCATION MAP



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