



FOR SALE

BISMARCK CONDO DEVELOPMENT LAND

3548 VIEWPOINT & 3560 VIEWPOINT DRIVE | BISMARCK, ND



LOT SIZE:
2.08 ACRES

PRICE:
\$330,000.00

HIGHLIGHTS:

- Zoning: RM15
- Quiet Location with Easy Access
- Part of North Hills Condo Association
- Maximum of 20 Condo Units Allowed
- Association & Owner to approve Plans

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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 only on those results.

| PROPERTY DETAILS

3548 VIEWPOINT DRIVE | BISMARCK

3548 of Lot 1, Block 1, North Hills 11th Addition

PID#: 0804-001-120

Lot Size: 8,039 SF (0.18 Acres)

2021 Taxes: \$153.75

Specials \$1,298.45 Balance; \$195.24 Installment

Zoned: RM 15 Residential Multi Family 15 Units

3560 VIEWPOINT DRIVE | BISMARCK

3560 of Lot 1, Block 1, North Hills 11th Addition

PID#: 0804-001-125

Lot Size: 82,865 SF (1.90 Acres)

2021 Taxes: \$1,158.88

Specials: \$5,245.62 Balance; \$868.75 Installment

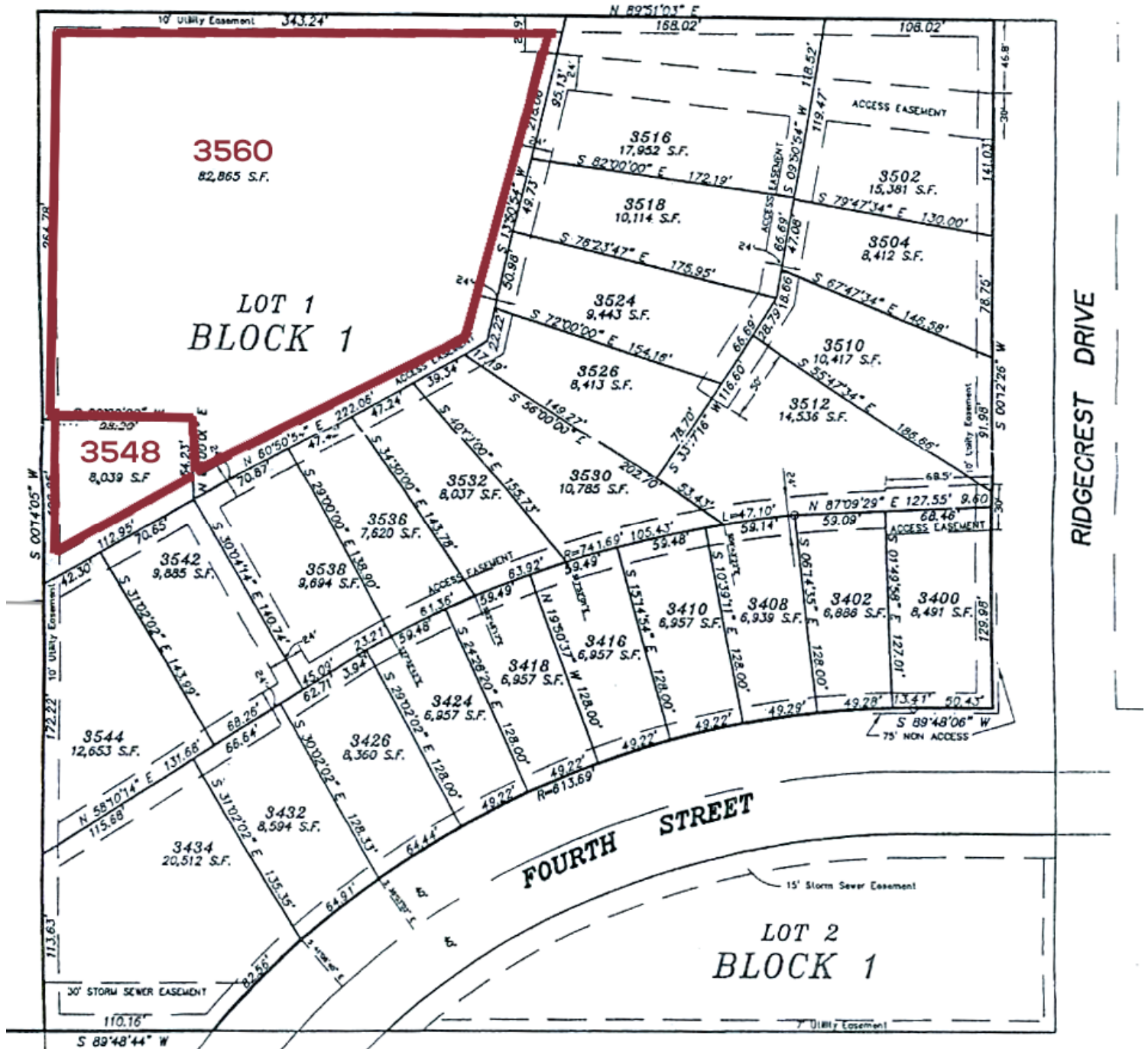
Zoned: RM 15 Residential Multi Family 15 Units

Potential Uses: Townhomes | Condominiums

- 20 units max allowed by homeowners' association.
- 20 vehicles maximum for car parking.
- Rubbish picked up weekly by City for a charge.
- Snow removal, lawn care, street signs, fire hydrants & grounds maintenance responsibility of condo association.
- Gas & electricity in place at north line of property.
- TV, cable & telephone available.
- Water & sewer stubbed up to lot line of 3560 High Point Drive with 6" water & hydrant for fire protection.
- 6" sanitary terminates at approximately 3538 Viewpoint within 3660 High Point Drive property line.
- Charge to connect to homeowners association primary sewer & water.
- **ASSOCIATION & OWNER APPROVE PLANS**

PLAT MAP

Plat of Irregular Description for Lots of Lot 1, Block 1, North Hills Eleventh Addition



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LOCATION MAP

