

# FOR SALE 43RD AVE & COLEMAN RT/RM15 LOTS

4203 COLEMAN ST & 4113 COLEMAN ST I BISMARCK, ND



#### LOT SIZE:

118,572 SF | 2.722 ACRES

#### PRICE:

\$12.00—\$14.00 PSF

#### **HIGHLIGHTS:**

- Lot 1: 86,658 SF | Lot 2: 31,914 SF
   Lots MUST be purchased together.
- Zoning: RT & RM15
- Water/Sewer in Coleman Street
- Water/Sewer north of property along 43rd Ave.
- Prime Commercial/Multi-Family land, surrounded by established residential developments & retail

#### **MATHEW REICHERT**

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# PROPERTY DETAILS

### 4203 COLEMAN STREET

Lot 1, Block 2, North Hills Sixteenth Addition

PID#: 0812-002-001

Lot Size: 86,658 SF (1.989 Acres)

2021 Taxes: \$3,226.31

Specials: \$15,202.27 Balance; \$6,906.48 Installment

Zoned: RT—Residential Light Commercial

Price: \$14.00 PSF

## **4113 COLEMAN STREET**

Lot 2, Block 2, North Hills Sixteenth Addition

PID#: 0812-002-050

Lot Size: 31,914 SF (0.733 Acres)

2021 Taxes: \$1,054.68

Specials: \$5,561.60 Balance; \$2,481.88 Installment Zoned: RM15—Residential Multi-Family—15-Units

Price: \$12.00 PSF

Lots must be purchased together.



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# FOR SALE

#### 4203 COLEMAN ST & 4113 COLEMAN ST I BISMARCK, ND

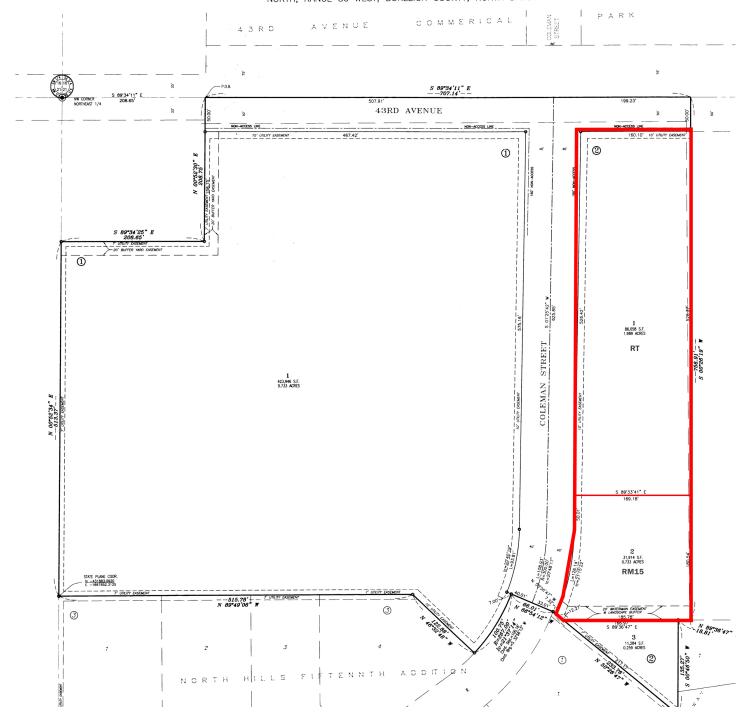
# PLAT MAP

Debbie Krohus

NORTH HILLS SIXTEENTH ADDITION
RERECORDED TO CORRECT ERRORS RELATIVE TO THE
SCALE OF THE SUBDIVISION - DOCUMENT #721164

A REPLAT OF A LOT 5, BLOCK 3, NORTH HILLS FIFTEENTH ADDITION AND AN UNPLATTED PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 139

NORTH, RANGE 80 WEST, BURLEIGH COUNTY, NORTH DAKOTA



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# **LOCATION MAP**





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