



LOT SIZE:
1.82 ACRES

PRICE:
\$1,993,306.00



Mathew Reichert

Broker | Partner | CCIM

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matt@aspengrouprealestate.com

HIGHLIGHTS:

- High Traffic Corner!
- Minutes from North/Central & South Bismarck
- Direct access to Mandan
- Directly west of Sanford/YMCA Family Wellnes
- Easy access to I94!

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

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PROPERTY DETAILS

ADDRESS: TBD

PID#: 65-5393725

LEGAL DESCRIPTION: (LESS AUD LOT A OF LOT 5) -1425

ZONING: CB - Business Commercial

LOT SIZE: 1.82 Acres (Willing to Subdivide)

2023 TAXES: \$8,207.03

SPECIAL ASSESSMENTS: \$514.32 Installment; \$2,296.08 Remaining Balance

CITY LIMITS: Inside

WATER: City Water on 46th Avenue

SEWER: City Sewer on 46th Avenue

ELECTRIC: MDU

GAS: MDU

ACCESS ROADS: Access on 46th Avenue via Bismarck Expy & McKenzie Dr.
Access to Memorial Hwy via 46th Ave

LOCATED NEAR:

- First Community Credit Union
- Bayside Arco
- YMCA/Sanford Family Wellness Center
- Raging Rivers Waterpark
- Moritz Sport & Marine
- Classic Rock Coffee
- Dick's BBQ
- Grand Junction Grilled Subs
- The Paddle Trap
- Kroll's Diner
- Lakewood Spectrum Office Building
- Minutes from North/Central Bismarck
- Minutes from South Bismarck
- Direct Access to Mandan
- Mandan's Retail Memorial Highway



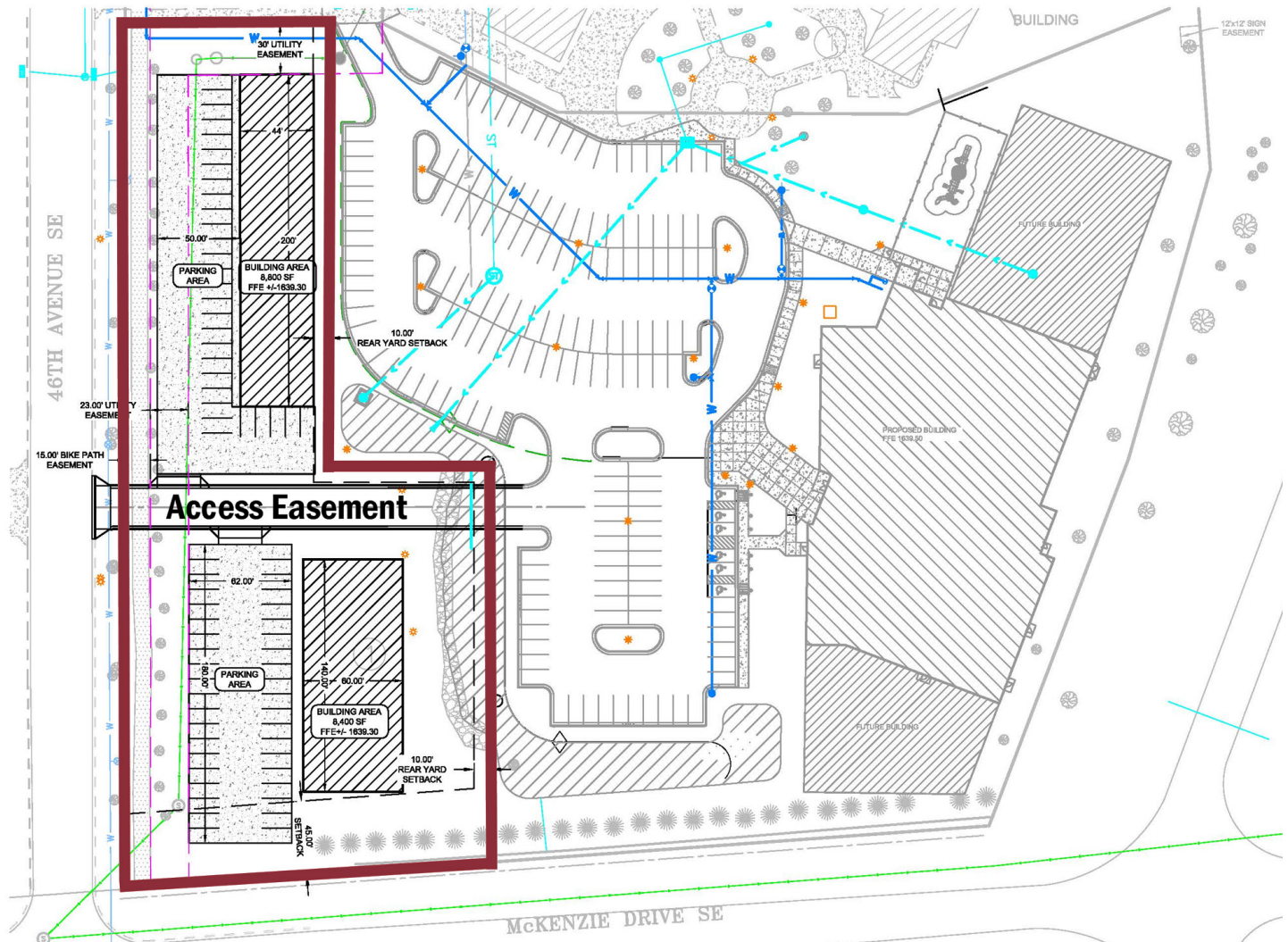
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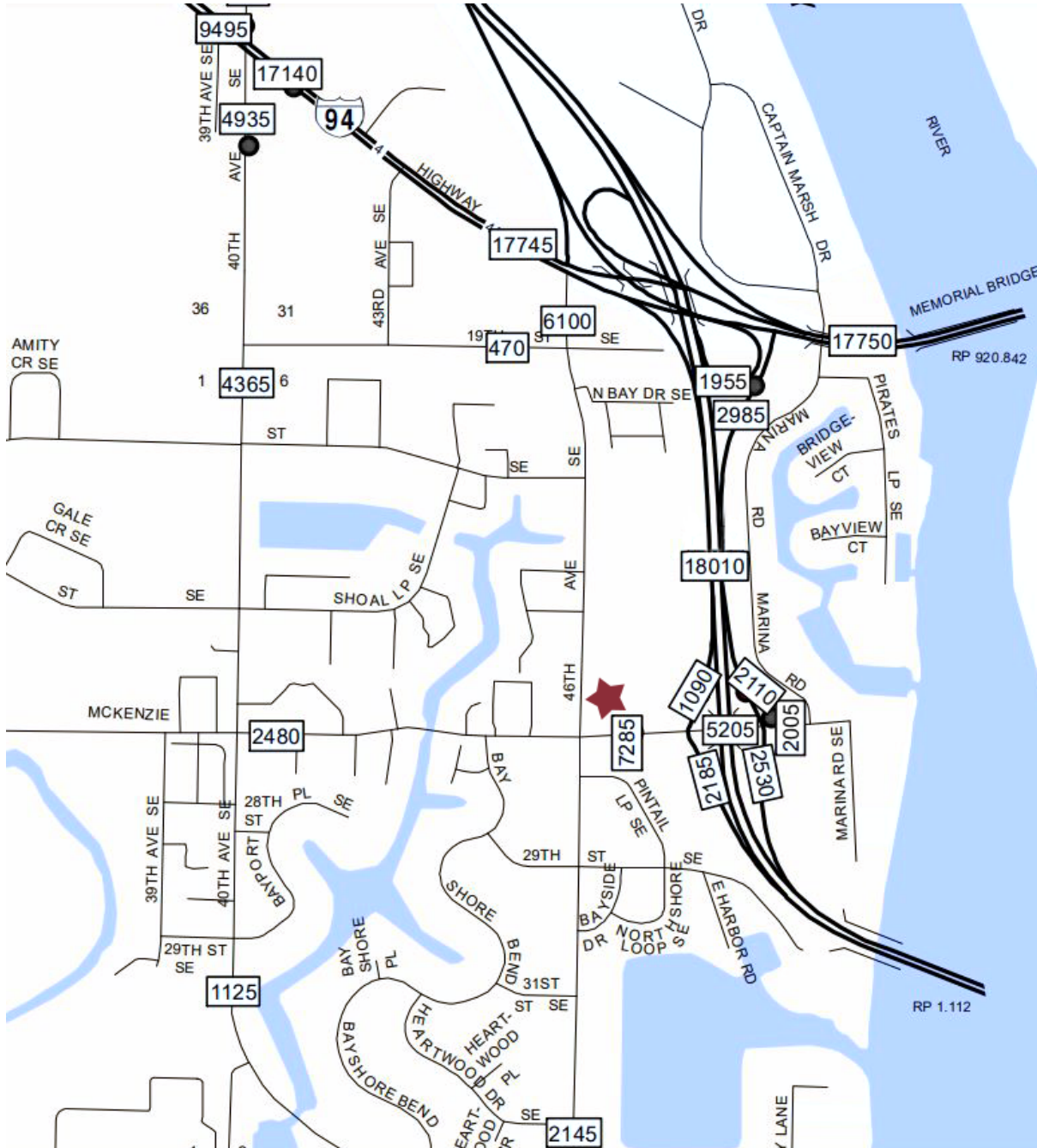
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CONCEPTUAL LAND USE EXHIBIT



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TRAFFIC COUNTS



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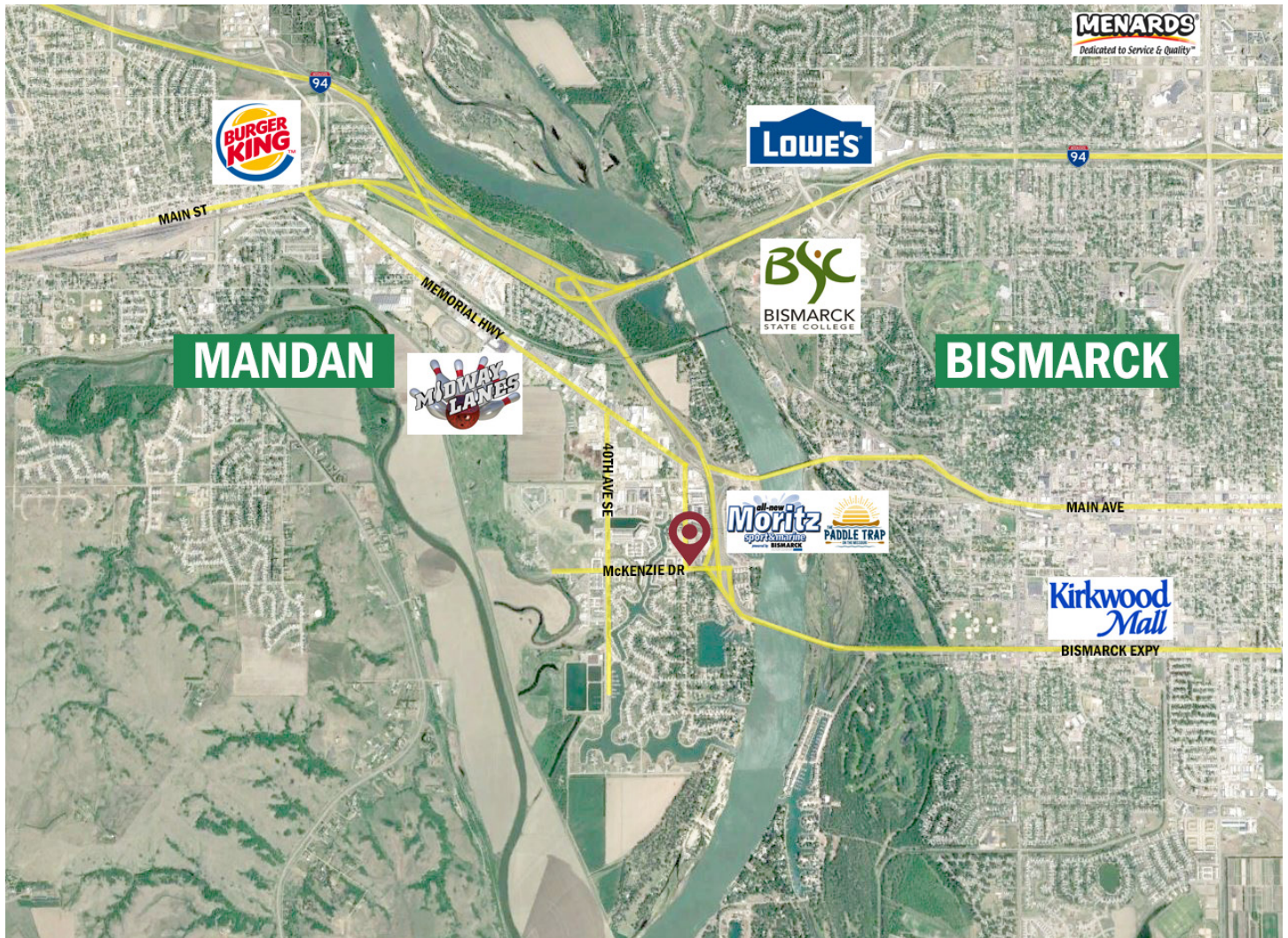
PROPERTY PHOTOS



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LOCATION MAP



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