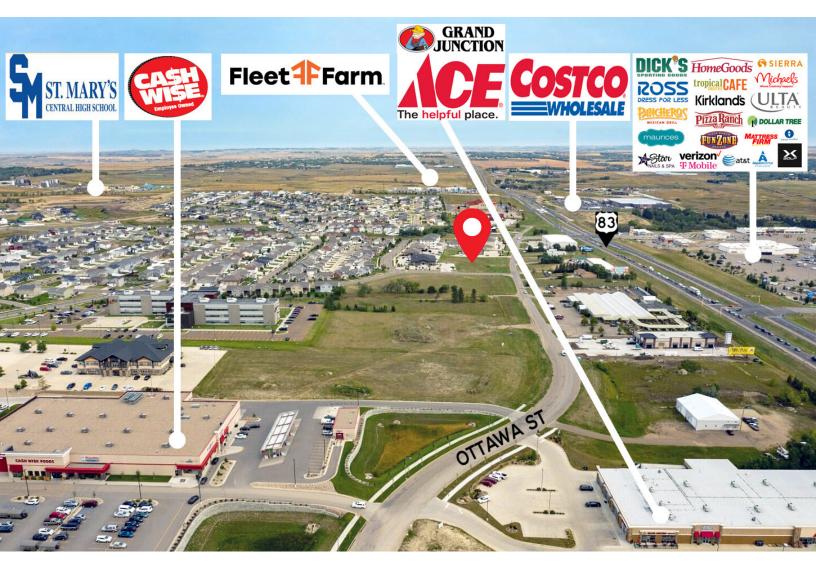


NORTH BISMARCK LAND 4808 OTTAWA STREET | BISMARCK, ND



LOT SIZE: 19.255 SF

PRICE: \$8.50 PSF



Mike IIse
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HIGHLIGHTS:

- Commercial Land in a growing part of North Bismarck
- High Traffic Counts
- In close proximity to large name retailers such as Fleet Farm, Costco, Dicks Sporting Goods, HomeGoods, Sierra, Ross Dress for Less, and more!

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



NORTH BISMARCK LAND 4808 OTTAWA STREET | BISMARCK, ND

PROPERTY DETAILS

PID#: 1580-026-035

LEGAL DESCRIPTION: SONNET HEIGHTS SUBDIVISION Block: 26 LOT 8 & W 35' VAC OTTA-

WA ST ADJ

LOT SIZE: 19,255 SF (0.44 Acres) **ZONING:** CG - Commercial

2023 TAXES: \$2,534.26

SPECIAL ASSESSMENTS: \$1,678.74 Installment; \$4,229.28 Remaining Balance





NORTH BISMARCK LAND 4808 OTTAWA STREET | BISMARCK, ND

TRAFFIC COUNTS 2022



FOR SALE NORTH BISMARCK LAND 4808 OTTAWA STREET | BISMARCK, ND

DEMOGRAPHIC & INCOME PROFILE

	3 MILES	5 MILES	10 MILES
2023 POPULATION	35,974	71,922	123,736
2028 POPULATION	37,114	74,492	128,110
2023 HOUSEHOLDS	14,904	30,304	51,352
2028 HOUSEHOLDS	16,250	33,677	56,833
2023 AVERAGE HOUSEHOULD INCOME	\$77,607	\$67,549	\$71,868
2028 AVERAGE HOUSEHOLD INCOME	Not Available	Not Available	Not Available
2023 AVERAGE HOME VALUE	\$322,963	\$291,841	\$285,769
2028 AVERAGE HOME VALUE	\$333,172	\$303,264	\$298,066
2023 MEDIAN AGE	40.4	39.6	39.4
BUSINESSES	1,354	3,941	5,555
EMPLOYEES	21,293	62,549	79,807



NORTH BISMARCK LAND 4808 OTTAWA STREET | BISMARCK, ND

IN THE AREA

DINING | HOSPITALITY





















SHOPPING | RETAIL





























OFFICE | BANKING | MEDICAL















COMMUNITY | RECREATION















NORTH BISMARCK LAND 4808 OTTAWA STREET | BISMARCK, ND

NEIGHBORHOOD AERIAL



- Bismarck Motor Company
- **2** Furniture Row
- 3 Tractor Supply
- 4 Ale Works
- **5** Tires Plus
- **6** Skyzone
- 7 costco
- 8 T-Mobile Aspen Dental
- Mattress Firm Sleep Number AT&T Verizon Pancheros

- Ross Dress for Less
 Maurices
- 11 Kirkland's Star Nails
- 12 Dollar Tree Pizza Ranch X-Golf
- 13 Dick's Sporting Goods
- 14 Michael's Ulta Beauty
- 15 Walmart
- 16 America's Mattress Gamestop

- 17 Starion Bank
- 18 Once Upon a Child Dunn Brothers Coffee
- **19** Wingate by Wyndham
- 20 Saźon
- 21 Charras & Tequila
- **22** Buffalo Wings & Rings
- **23** Fleet Farm
- **24** Panda Express
- **25** IHOP
- **26** Les Schwab Tires



NORTH BISMARCK LAND 4808 OTTAWA STREET | BISMARCK, ND

LOCATION MAP

