



# FOR SALE

## EAST BISMARCK INDUSTRIAL LAND

### MIRIAM AVE / PLATOON AVE / BRIGADE ST



**LOT SIZE:**  
25.03 TOTAL ACRES

**PRICE:**  
\$5.25 PSF

**HIGHLIGHTS:**

- 10 Parcels varying between .69 Acres—11.39 Acres
- Vacant land SE of the ND National Guard Armory, just off of 52nd St NE
- Industrial Park w/ city water & sewer
- Easy access to Bismarck Expressway & I-94
- Zoning: MA

**MATHEW REICHERT**

CCIM | Broker | Founder  
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## Tract 1 | 1816 BRIGADE STREET

PID#: 2200-002-150

Legal: Lot 3, Block 2, East Divide Ind Park Addition

**Size: 1.33 Acres; (57,902 SF)**

**Price: \$5.25 PSF / \$303,985.50**

2021 Taxes: \$1,076.28

Specials: \$46,239.48 Balance; \$6,723.29 Installment

## Tract 2 | 1702 BRIGADE STREET

PID#: 2200-002-200

Legal: Lot 4, Block 2, East Divide Ind Park Addition

**Size: 11.39 Acres; (496,221 SF)**

**Price: \$5.25 PSF / \$2,605,160.25**

2021 Taxes: \$6,431.01

Specials: \$218,484.99 Balance; \$32,632.01 Installment

## Tract 3 | 1915 BRIGADE STREET

PID#: 2200-003-001

Legal: Lot 1, Block 3, East Divide Ind Park Addition

**Size: 1.82 Acres; (79,220 SF)**

**Price: \$5.25 PSF / \$415,905.00**

2021 Taxes: \$1,472.74

Specials: \$29,715.21 Balance; \$4,451.33 Installment

## Tract 4 | 5013 MIRIAM AVENUE / 5013 E DIVIDE AVENUE

PID#: 2200-003-025

Legal: Lot 2, Block 3, East Divide Ind Park Addition

**Size: 1.61 Acres; (70,012 SF)**

**Price: \$5.25 PSF / \$367,563.00**

2021 Taxes: \$1,301.20

Specials: \$12,014.92 Balance; \$1,887.66 Installment



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## Tract 5 | 5107 MIRIAM AVENUE / 5107 E DIVIDE AVENUE

PID#: 2200-003-050  
Legal: Lot 3, Block 3, East Divide Ind Park Addition  
**Size: 1.49 Acres; (64,884 SF)**  
**Price: \$5.25 PSF / \$340,641.00**  
2021 Taxes: \$926.34  
Specials: \$10,102.77 Balance; \$1,587.24 Installment

## Tract 6 | 5008 PLATOON AVENUE

PID#: 2200-003-125  
Legal: Lot 6, Block 3, East Divide Ind Park Addition  
**Size: 1.69 Acres; (73,723 SF)**  
**Price: \$5.25 PSF / \$387,045.75**  
2021 Taxes: \$1,053.41  
Specials: \$57,950.32 Balance; \$8,435.00 Installment

## Tract 7 | 4902 PLATOON AVENUE

PID#: 2200-003-150  
Legal: Lot 7, Block 3, East Divide Ind Park Addition  
**Size: 1.95 Acres; (84,946 SF)**  
**Price: \$5.25 PSF / \$445,966.50**  
2021 Taxes: \$1,214.79  
Specials: \$73,729.45 Balance; \$10,698.48 Installment

## Tract 8 | 1907 BRIGADE STREET

PID#: 2200-003-175  
Legal: Lot 8, Block 3, East Divide Ind Park Addition  
**Size: 1.52 Acres; (66,178 SF)**  
**Price: \$5.25 PSF / \$347,434.50**  
2021 Taxes: \$946.67  
Specials: \$50,862.59 Balance; \$7,382.83 Installment



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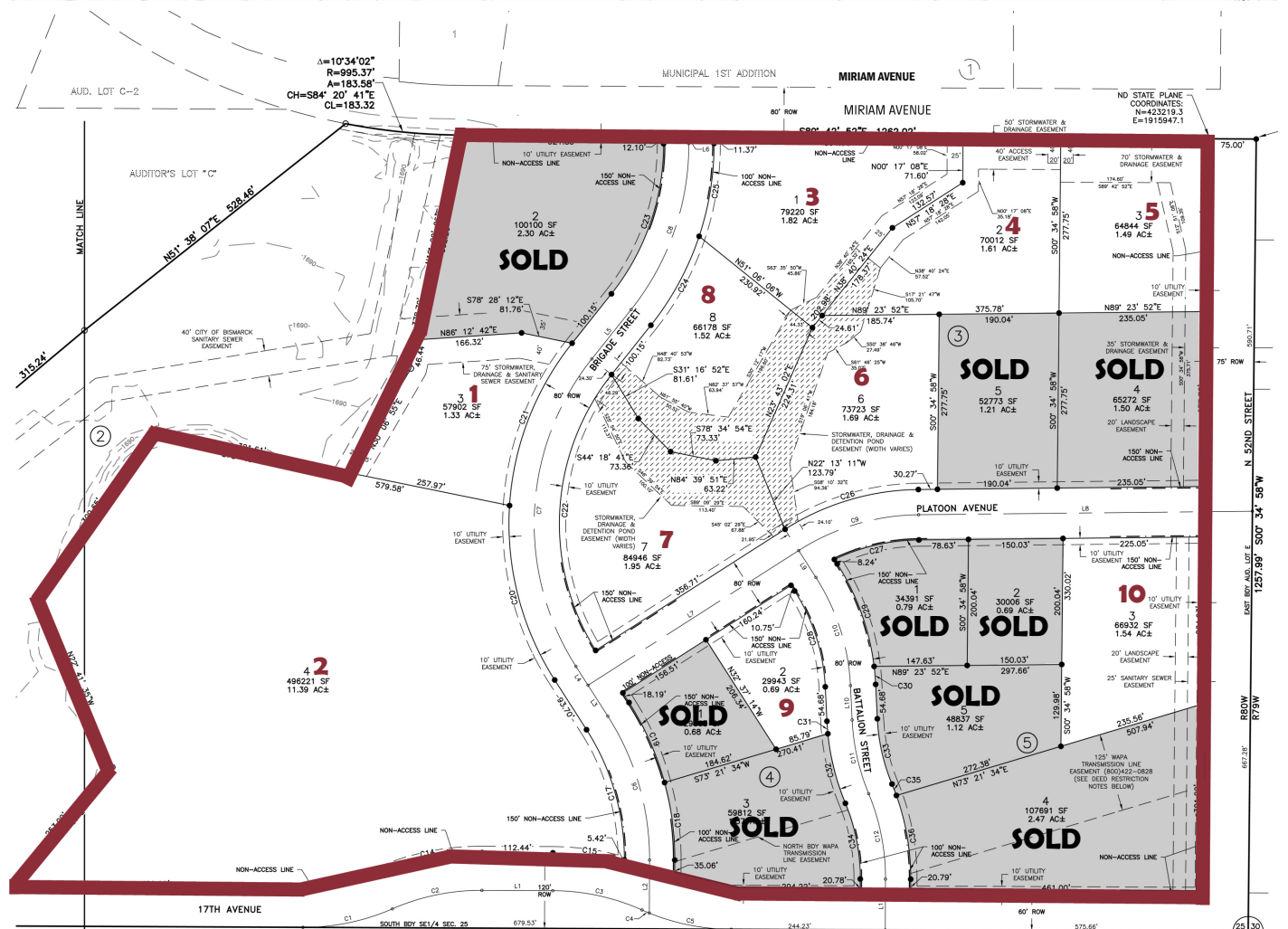
## Tract 9 | 4911 PLATOON AVENUE

PID#: 2200-004-025  
Legal: Lot 2, Block 4, East Divide Ind Park Addition  
**Size: 0.69 Acres; (29,943 SF)**  
**Price: \$5.25 PSF / \$157,200.75**  
2021 Taxes: \$556.57  
Specials: \$28,885.61 Balance; \$4,201.17 Installment

## Tract 10 | 5109 PLATOON AVENUE

PID#: 2200-005.050  
Legal: Lot 3, Block 5, East Divide Ind Park Addition  
**Size: 1.54 Acres; (66,932 SF)**  
**Price: \$5.25 PSF / \$351,393.00**  
2021 Taxes: \$1,244.02  
Specials: \$34,531.76 Balance; \$5,121.12 Installment









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## LOCATION MAP



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