



LOT SIZES:

4 PARCELS | 2.43 ACRES
(105,904.40 SF)

PRICE:

\$13.00 PSF



Mathew Reichert

Broker | Partner | CCIM

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HIGHLIGHTS:

- Zoning: CC - Commercial
- Interstate 94 Visibility
- Near Mandan Ave/Interstate 94 Exit 153
- East of the Starion Sports Complex, Mandan Parks & Rec Tennis Dome & the new Mandan High School site!
- *Broker is part-owner of property*

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

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 on those results.

PROPERTY DETAILS

901 16TH STREET NE, MANDAN

PID#: 65-0268000

LEGAL DESCRIPTION: SUBDIV: DENISONS INDUSTRIAL PARK REPLAT BLK 2 LOT:10 BLK:4
(INCLUDING PT VAC 8TH AVE NE PER DOC #489666) 7755

LOT SIZE: 0.63 Acres (27,442.8 SF)

ZONING: CC- Commercial / Light Industrial Transition

2023 TAXES: \$1,723.86

SPECIAL ASSESSMENTS: \$798.82 Installment; \$3,883.04 Remaining Balance

915 16TH STREET NE, MANDAN

PID#: 65-0267000

LEGAL DESCRIPTION: SUBDIV: DENISONS INDUSTRIAL PARK REPLAT BLK 2 LOT:9 BLK:4 7754

LOT SIZE: 0.53 Acres (23,086.8 SF)

ZONING: CC- Commercial / Light Industrial Transition

2023 TAXES: \$1,699.36

SPECIAL ASSESSMENTS: \$787.66 Installment; \$3,737.51 Remaining Balance

929 16TH STREET NE, MANDAN

PID#: 65-0266000

LEGAL DESCRIPTION: SUBDIV: DENISONS INDUSTRIAL PARK REPLAT BLK 2 LOT:8 BLK:4 7753

LOT SIZE: 0.53 ACRES (23,086.8 SF)

ZONING: CC- Commercial / Light Industrial Transition

2023 TAXES: \$1,699.36

SPECIAL ASSESSMENTS: \$787.66 Installment; \$3,737.52 Remaining Balance

1001 16TH STREET NE, MANDAN

PID#: 65-0265000

LEGAL DESCRIPTION: SUBDIV: DENISONS INDUSTRIAL PARK REPLAT BLK 2 LOT:7 BLK:4 7752

LOT SIZE: 0.53 Acres (23,086.8 SF)

ZONING: CC- Commercial / Light Industrial Transition

2023 TAXES: \$1,699.36

SPECIAL ASSESSMENTS: \$787.66 Installment; \$3,737.53 Remaining Balance



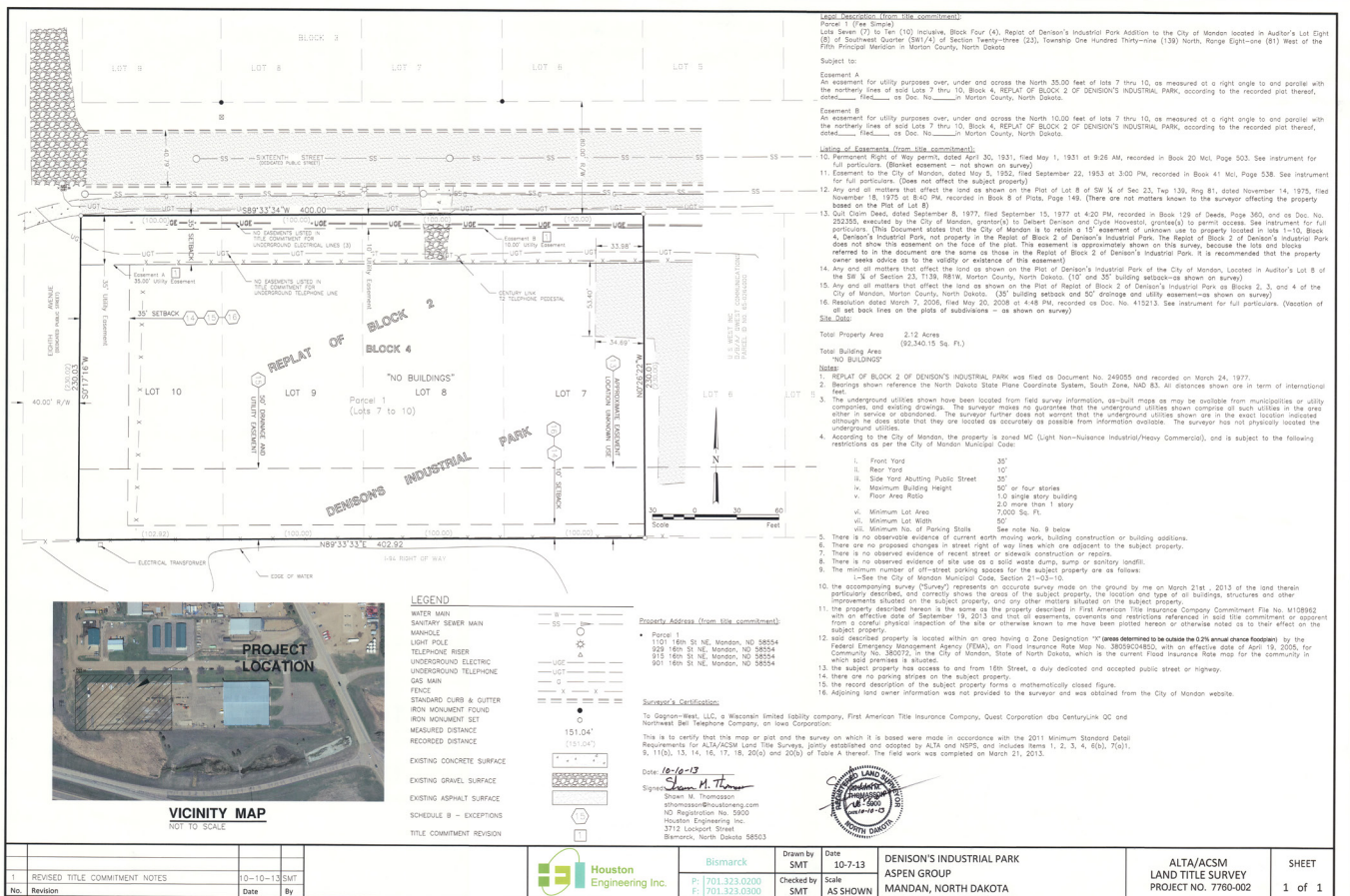
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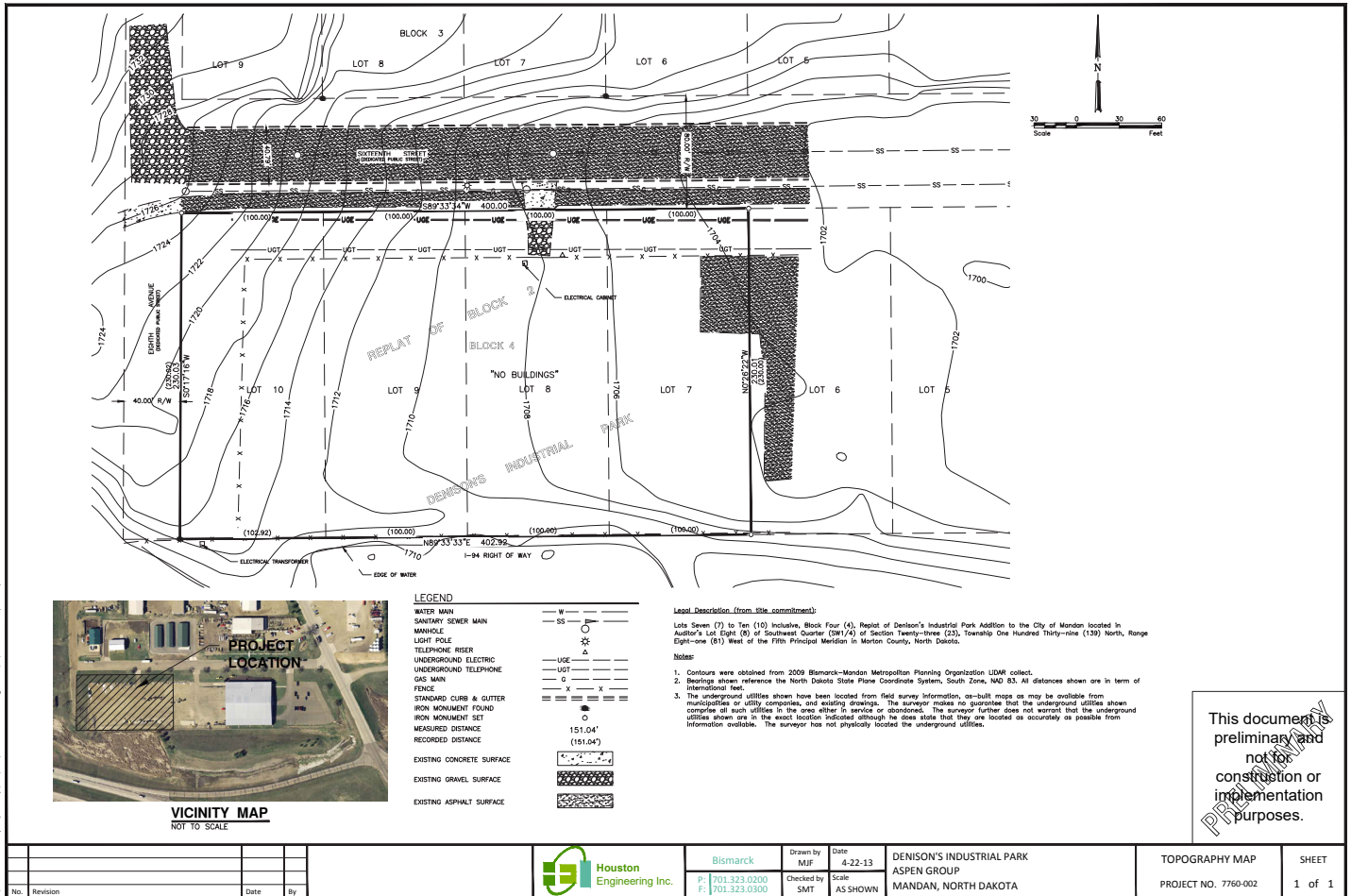
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PLAT MAP



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TOPOGRAPHY MAP



No.	Revision	Date	By		Bismarck P: 701.323.0300 F: 701.323.0300	Drawn by MJP Date 4-22-13 Checked by SMT Scale AS SHOWN	DENISON'S INDUSTRIAL PARK ASPEN GROUP MANDAN, NORTH DAKOTA	TOPOGRAPHY MAP PROJECT NO. 7760-002	SHEET 1 of 1



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ARIEL VIEW



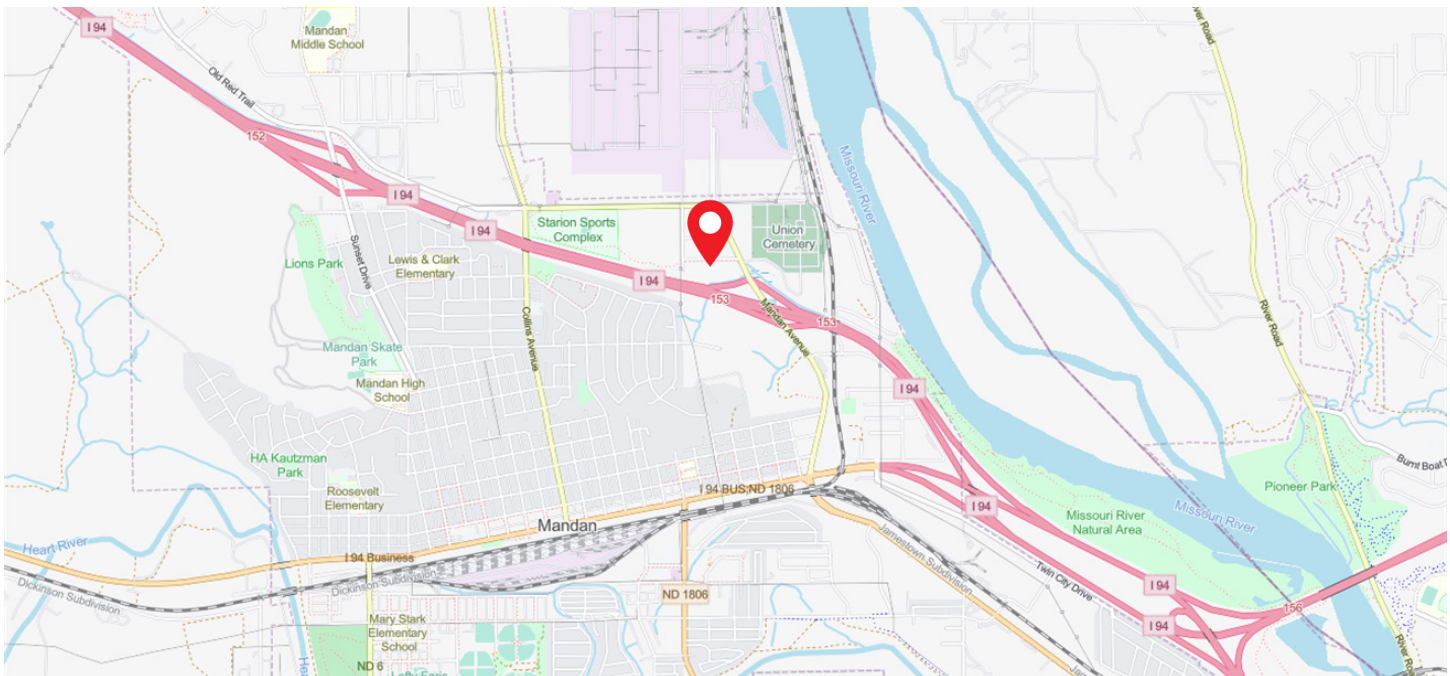
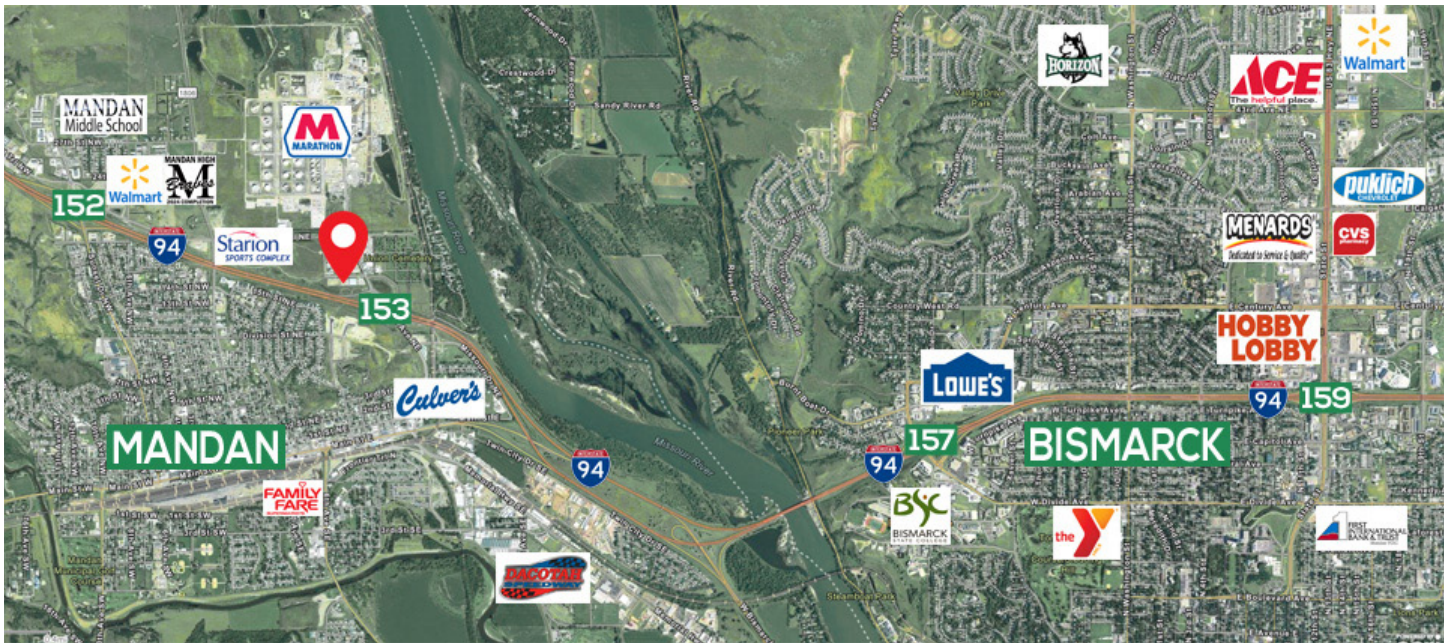
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LOCATION MAP



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