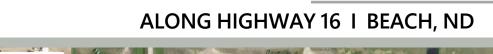
FOR SALE 3.45 ACRES SOUTH OF INTERSTATE 94

GROUP LLP





LOT SIZE: 3.45 ACRES PRICE: \$525,987.00 HIGHLIGHTS:

- Beach, ND is located 1 mile from the ND / MT border
- Property is located South of Interstate 94 Exit 1 along Highway 16, adjacent to the Beach Visitor & Welcome Center & the Buckboard Inn, near the Flying J Travel Center and Interstate Cenex Truck Stop
- Water in NE corner on 12th St N & on 2nd Ave
- Sewer in NE corner on 12th St

JESSICA KNUTSON CCIM | Partner Commercial REALTOR®

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in



424 South 3rd Street, Suite 2 Bismarck, ND 58504 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 only on those results.



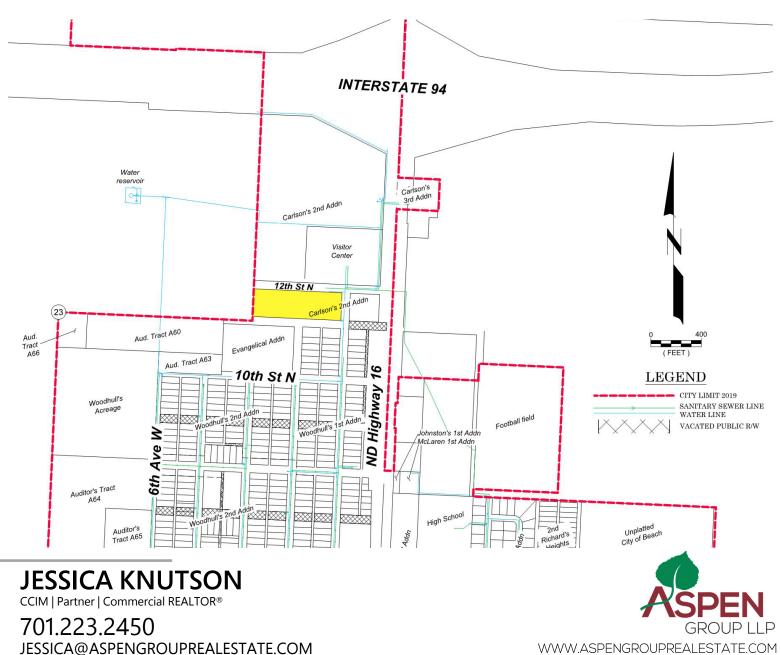
FOR SALE ALONG HIGHWAY 16 I BEACH, ND

PROPERTY DETAILS

PID#: 04-539000

- Legal: Block 2—3.45 Acres, Block 2, Carlson's 2nd Addition
- Lot Size: 3.45 Acres
- Taxes: \$164.10
- Specials: None at this time
- Zoned: C-2 Highway Commercial

WATER & SEWER MAP



GROUP LLP

FOR SALE ALONG HIGHWAY 16 I BEACH, ND

BEACH, ND

Williston, ND	108 miles	1 hr 50 min
Watford City, ND	96 miles	1 hr 36 min
Belfield, ND	42 miles	38 mins
Dickinson, ND	61 miles	53 mins
Bismarck, ND	158 miles	2 hr 19 min
Jamestown, ND	258 miles	3 hr 45 min
Fargo, ND	353 miles	5 hr 9 min
Beach Belfield Mand	ot Towner Harvey McClusky Vashburn	gdon s Lake Shere Cooperstown Hillsboro Valley City Fargo
Ro Cannonball Mott Carson	Linton	wanpetoli
Bowman Hettinger For	t Yates Lake Ashley Ellend	ale • Oakes



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FOR SALE ALONG HIGHWAY 16 I BEACH, ND

LOCATION MAP







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