



# FOR SALE

## SOUTH BISMARCK DEVELOPMENT LOT

3207 AIRWAY AVENUE | BISMARCK, ND



**LOT SIZE:**  
**APPROX. 2.5 ACRES**

**PRICE:**  
**\$6.00 PSF | \$653,400.00**

### HIGHLIGHTS:

- Level lot with water & sewer adjacent to the property
- Seller to remove some trees prior to sale
- Easy access to Bismarck Expy & I94!
- Can be combined with adjacent acreage

**MATHEW REICHERT**

CCIM | Broker | Founder  
Partner | Commercial REALTOR®

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**f @ in**



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## |PROPERTY DETAILS

PID#: Part of 1405-002-201

Legal: Part of Lot A of Lot 2 and Lot 3 less South 350',  
Block 2, Sykes Addn

Lot Size: Approx. 2.5 Acres

Zoning: MA—Light Industrial

2022 Taxes: \$20,624.91

Specials: \$65,607.56

## LOCATED NEAR:

Advanced Fleet Services | Bismarck Airport

Dakota Supply Group | Doosan Bobcat

Herc Rentals | Hubbard Feeds | Northern Improvement

Northern Plains Commerce Center

Sam's Club | Walmart

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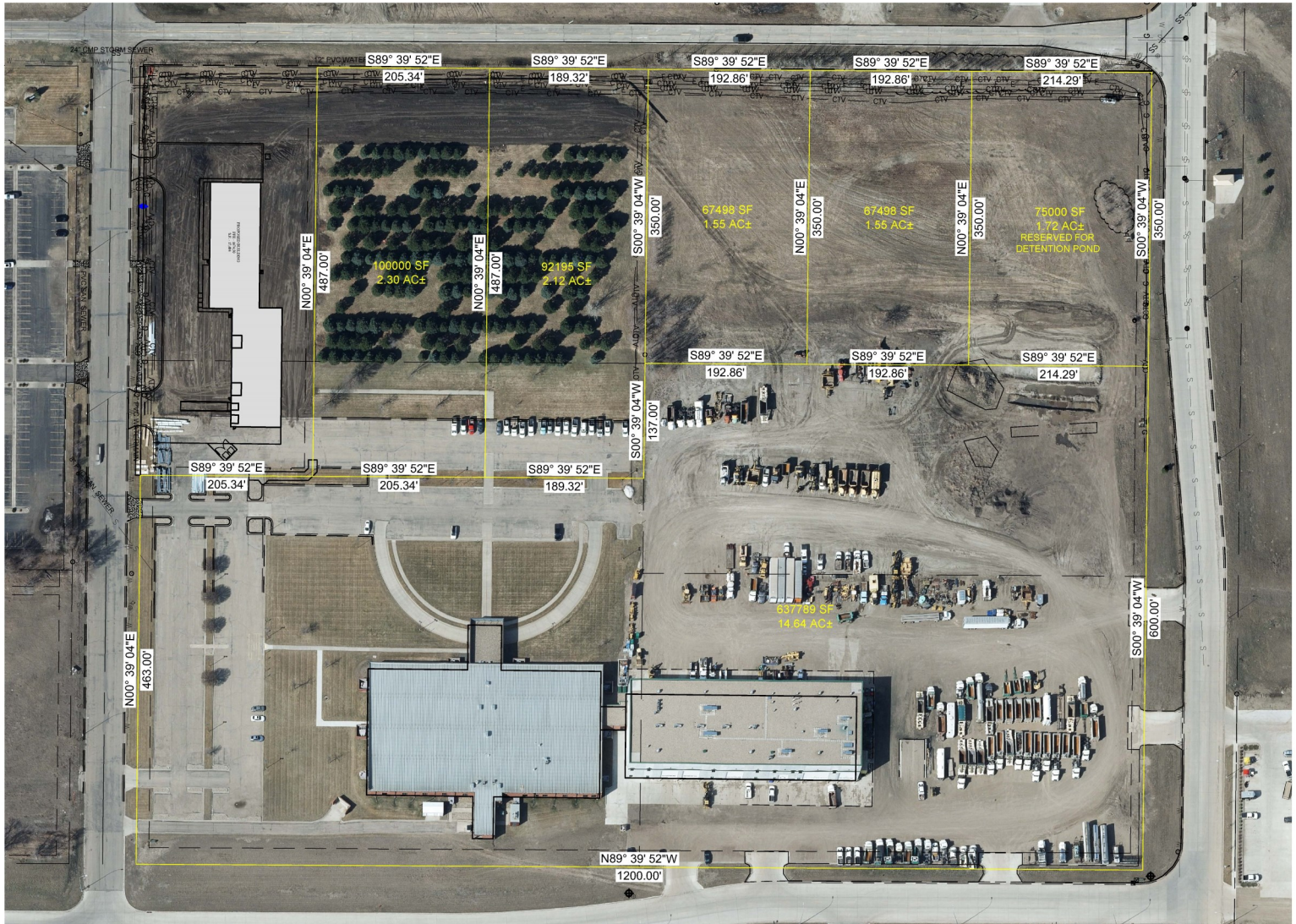
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## LOCATION MAP



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