



HIGHLIGHTS:

- Zoning: MA - Light Industrial
- Easy access to Bismarck Expressway & I94

LOT SIZE:

PARCEL 1	PARCEL 2	PARCEL 4
17.79 AC	7.65 AC	1.11 AC
774,809 SF	333,202 SF	48,485 SF
\$8.00 PSF	\$5.50 PSF	\$5.50 PSF

PRICE:

\$5.50 - \$8.00 PSF



Mathew Reichert

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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

PARCEL 1 | 2104 CHANNEL DRIVE

Lot 1, Block 1, RDO Hay Creek Industrial Addition

PID#: 2235-001-001

LOT SIZE: 774,809 SF (17.79 Acres)

2023 TAXES: \$71,228.03

SPECIAL ASSESSMENTS: \$47,446.14 Installment; \$274,858.43 Remaining Balance

PRICE: \$8.00 PSF (6,198,472.00)

PARCEL 2 | 2022 CHANNEL DRIVE

Lot 3, Block 1, RDO Hay Creek Industrial Addition

PID#: 2235-001-200

LOT SIZE: 333,202 SF (7.65 Acres)

2023 TAXES: \$32,687.27

SPECIAL ASSESSMENTS: \$23,596.23 Installment; \$135,061.68 Remaining Balance

PRICE: \$5.50 PSF (\$1,832,611.00)

PARCEL 4 | 3405 MIRIAM AVENUE

Lot 2, Block 2, RDO Hay Creek Industrial Addition

PID#: 2235-002-050

LOT SIZE: 48,485 SF (1.11 Acres)

2023 TAXES: \$5,406.10

SPECIAL ASSESSMENTS: \$4,001.21 Installment; \$22,905.95 Remaining Balance

PRICE: \$5.50 PSF (\$266,667.50)



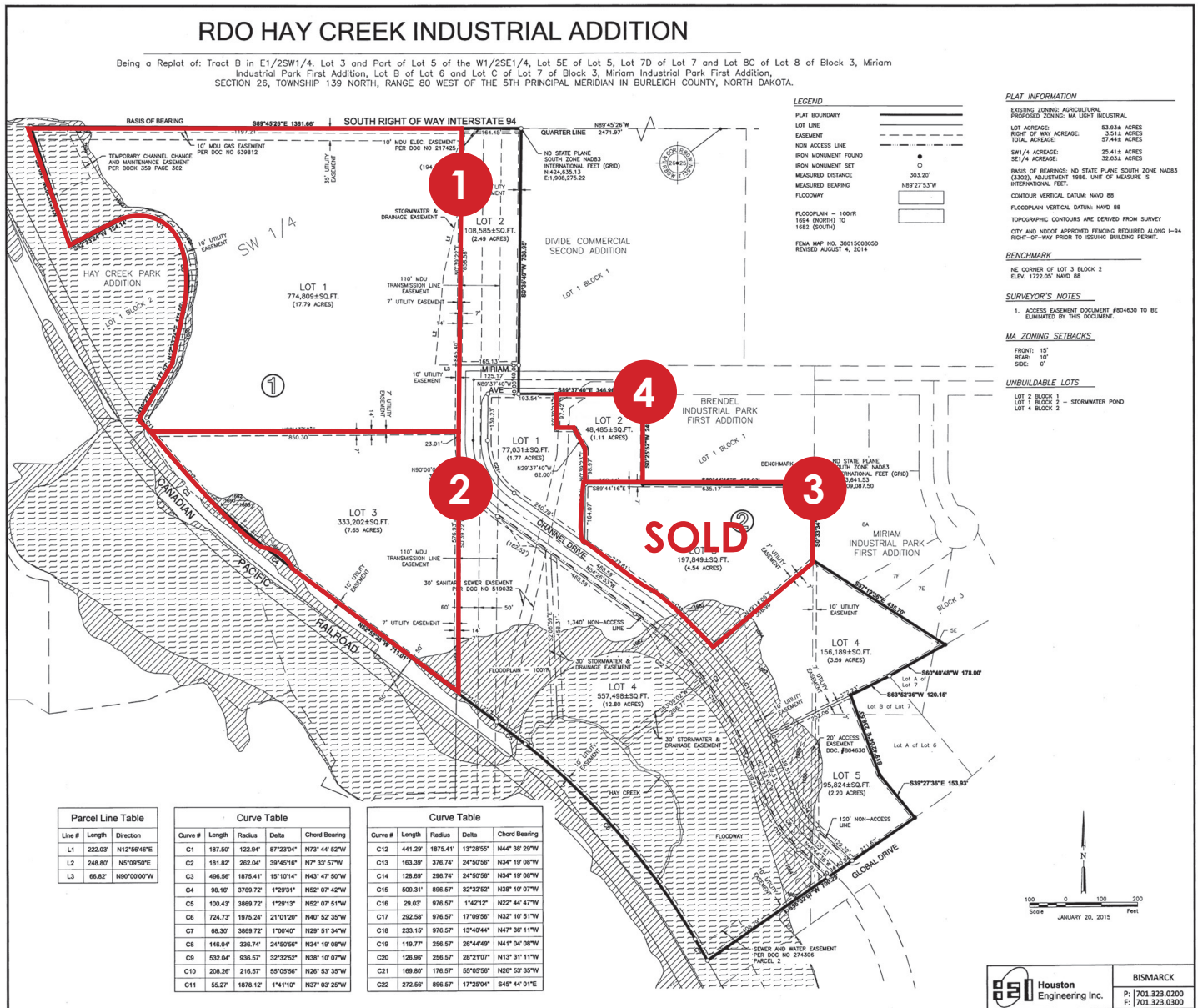
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PLAT MAP



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LOCATION MAP



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