



LOT SIZE:

18.4 Acres (801,504 SF)

PRICE:

\$6.50 PSF

HIGHLIGHTS:

- Visible from Interstate 94
- Turn Signal at Intersection of Twin City Drive and Main Street
- Future Land Use Classification is Industrial



Scott Ritter

Broker Associate | Partner
Commercial Realtor®

701.223.2450

scott@aspengrouprealestate.com

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

PID#: 65-5638000

Legal Description: AUD LOT A PT SE 1/4 18.40 ACRES -2760

2023 Taxes: \$2,456.11

Special Assessment: None at this time

*****This property is unplatted and has not been assigned a City zoning classification. A preliminary and final plat will be required by the City of Mandan. A master-plan is needed if all 18 acres are not platted to ensure things line up down the road. The master-plan would need to accompany a preliminary plat. A zoning amendment will also need to accompany platting activities. The future land use classification of this property is industrial, allowed uses are City Use Groups, MA (Light Industrial), and MB (Heavier Industrial).**



Scott Ritter

Broker Associate | Partner
Commercial Realtor®

701.223.2450

scott@aspengroupprealstate.com



Scott Ritter

Broker Associate | Partner
Commercial Realtor®

701.223.2450

scott@aspengrouprealestate.com



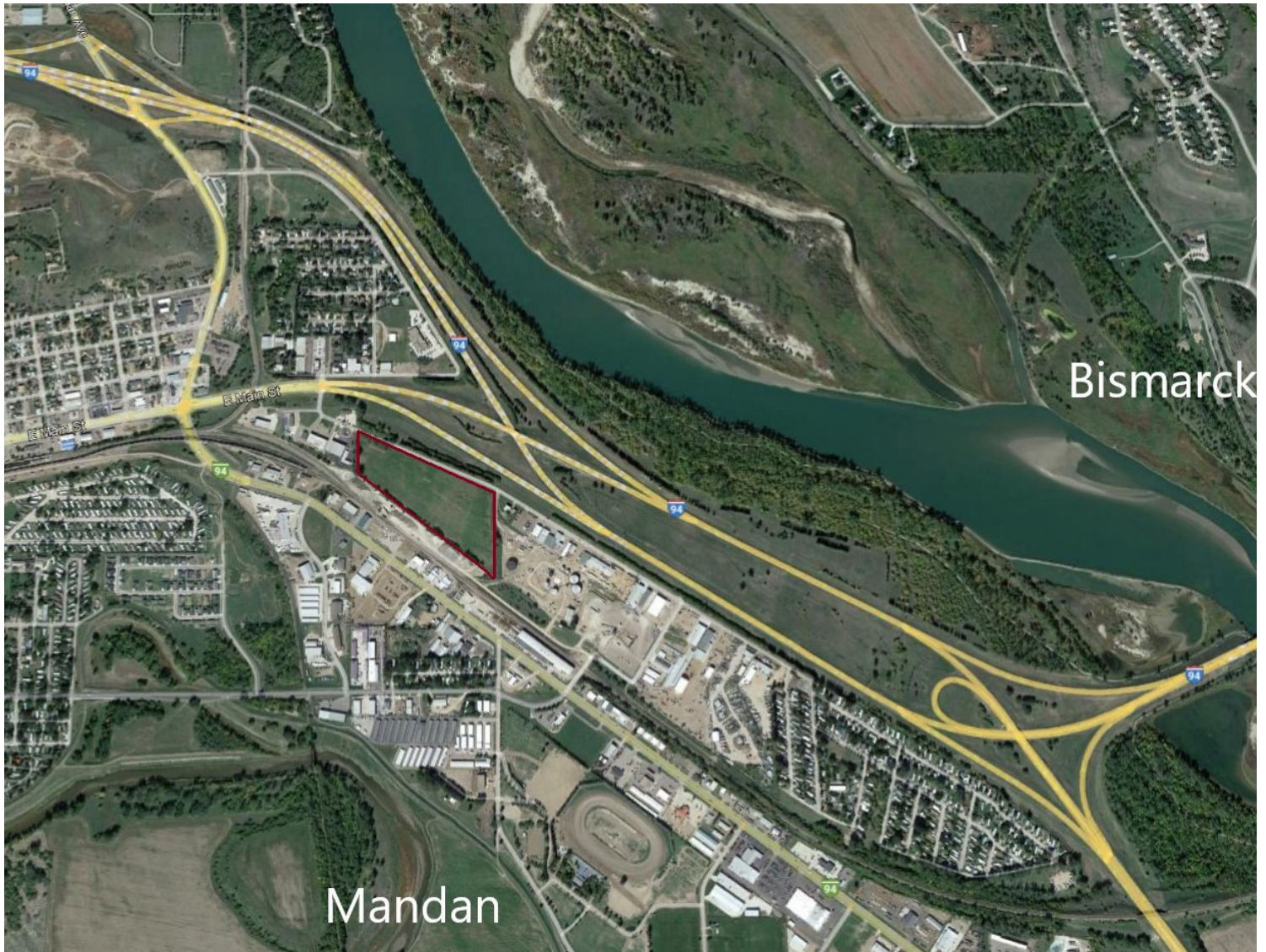
Scott Ritter

Broker Associate | Partner
Commercial Realtor®

701.223.2450

scott@aspengrouprealestate.com

LOCATION MAP



Scott Ritter

Broker Associate | Partner
Commercial Realtor®

701.223.2450

scott@aspengrouprealestate.com