

## **LOT SIZE:**

49.17 ACRES (Willing to Subdivide)

## **PRICE:**

\$1,229,250.00

## **HIGHLIGHTS:**

- Willing to subdivide between 5-49.17AC
- Located south of Watford City 1 mile ETA in McKenzie County
- Access from Hwy 85 N via 22M Street NW
- Zoning: Heavy Industrial
- Parcel ID: 65-00-05970
- 2023 Taxes: \$82.38



### **Mike Ilse**

**Broker Associate | Partner**  
**Commercial Realtor®**

**701.223.2450**

[mike@aspengrouprealestate.com](mailto:mike@aspengrouprealestate.com)

**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPREALSTATE.COM](http://WWW.ASPENGROUPREALSTATE.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.





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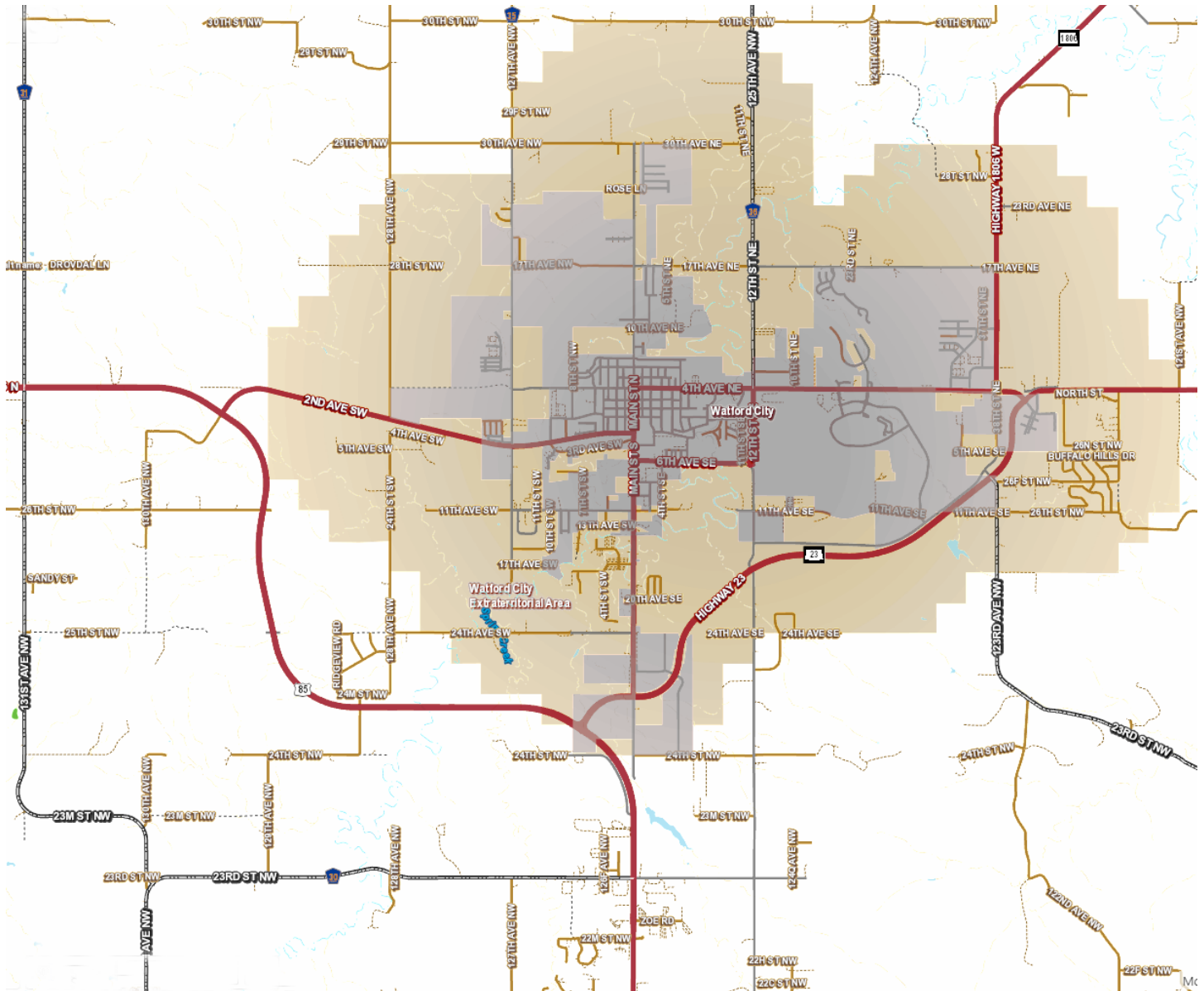
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## CITY LIMITS | 1 MILE ETA



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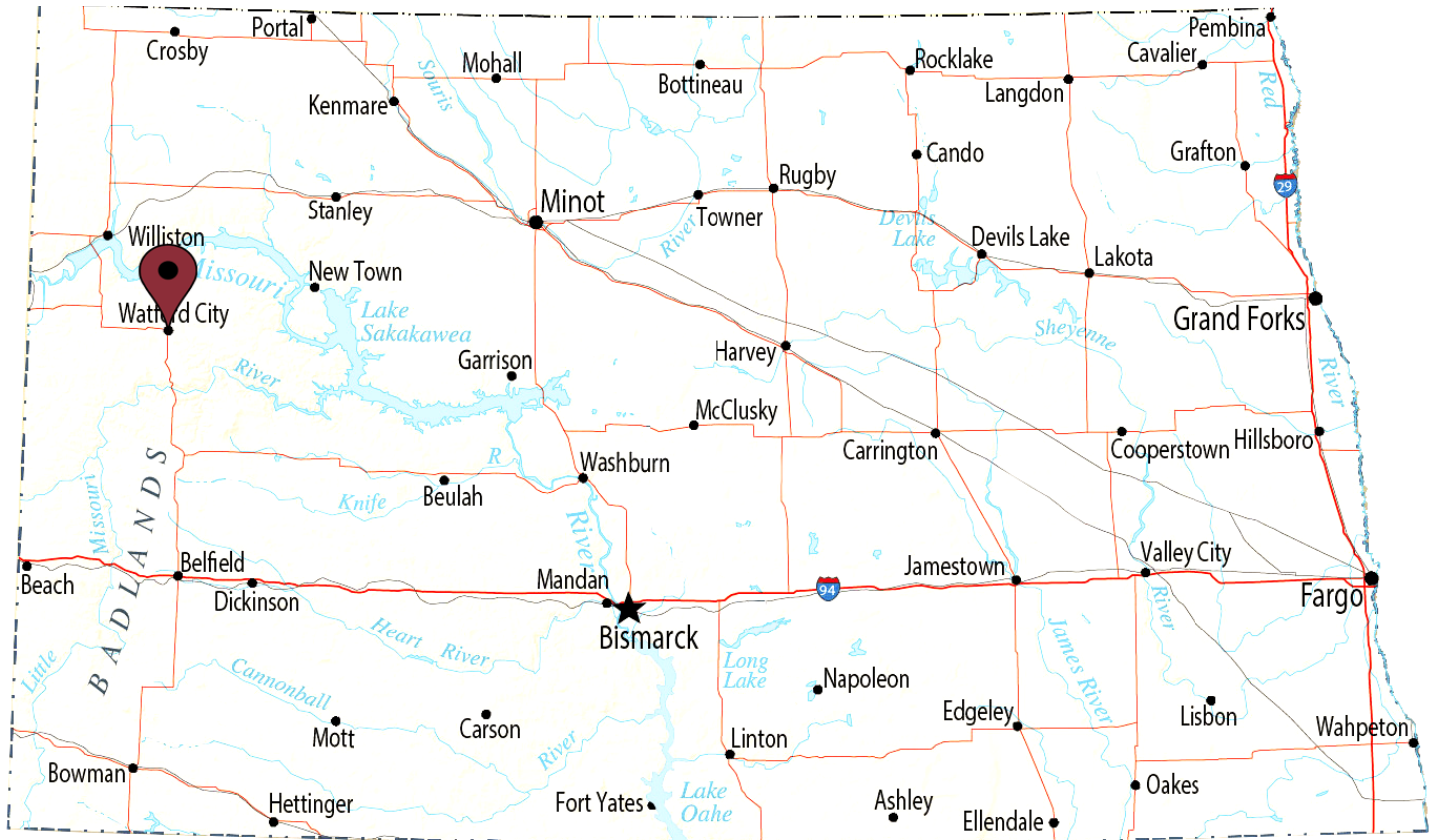
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## WATFORD CITY, ND



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