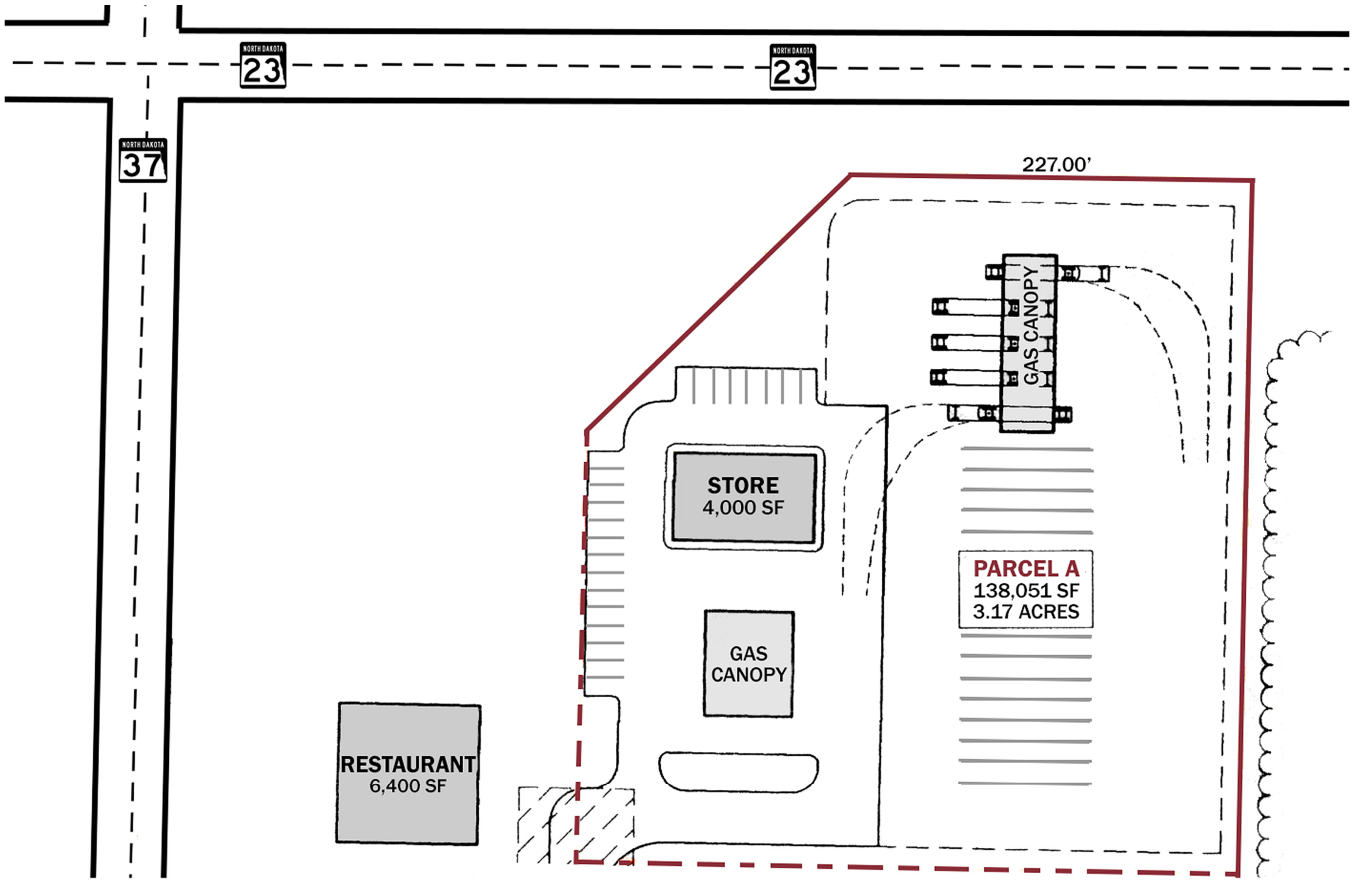
FOR SALE

PARSHALL, ND CONVENIENCE STORE LAND

HIGHWAY 23 & HIGHWAY 37 I PARSHALL, ND



LOT SIZE:

3.17 ACRES | 138,051 SF

PRICE:

$700,000.00

HIGHLIGHTS:

- Ideal for a 4,000 SF Convenience Store & Fueling Station with ample room for truck parking/standing
- Utilities Installed on Hwy 37 to Hwy 23
- Great Visibility at the Intersection of 2 State Highways!
- Located in the Heart of the Bakken, Parshall is 1 hour SW of Minot & just 40 mins from Hwy 83

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 only on those results.

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FOR SALE

HIGHWAY 23 & HIGHWAY 37 I PARSHALL, ND

PROPERTY DETAILS

PID#:	58-0059700
Legal:	[Parcel A] Outlot 2 of Lot 1, S19-T152-R89
Lot Size:	3.17 ACRES | 138,051 SF
Taxes:	TBD
Specials:	None at this time
Zoned:	A - Agricultural

MIXED-USE 14.24 AC SITE LOCATION

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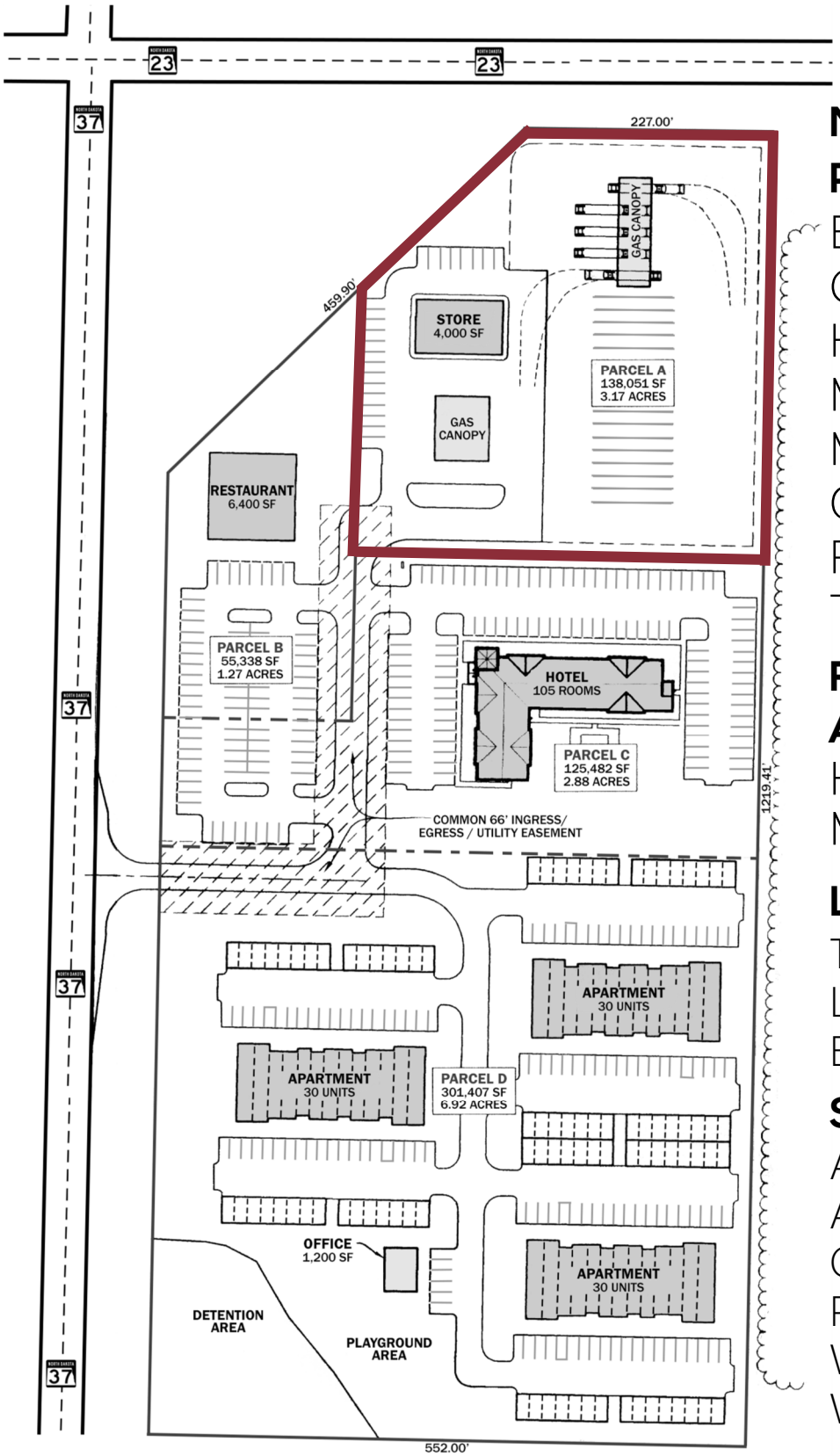
CONCEPT LAYOUT | MIXED-USE DEVELOPMENT



MIXED-USE POTENTIAL USES:

Bank
Convenience Store
Hotel
Medical Complex
Multi-family Units
Office Complex
Restaurant
Truck Stop

FEASIBILITY STUDIES AVAILABLE BY SELLER:

Hotel
Multi-Family

LOCATED NEAR:

The City of Parshall, ND
Lake Sakakawea
Bakken Oil & Gas Reserves

SELLER PROVIDED DATA:

ALTA Surveys
Apartment Layouts
Geotechnical Evaluation
Phase I Environmental
Water Agreements
Wetland Assessments

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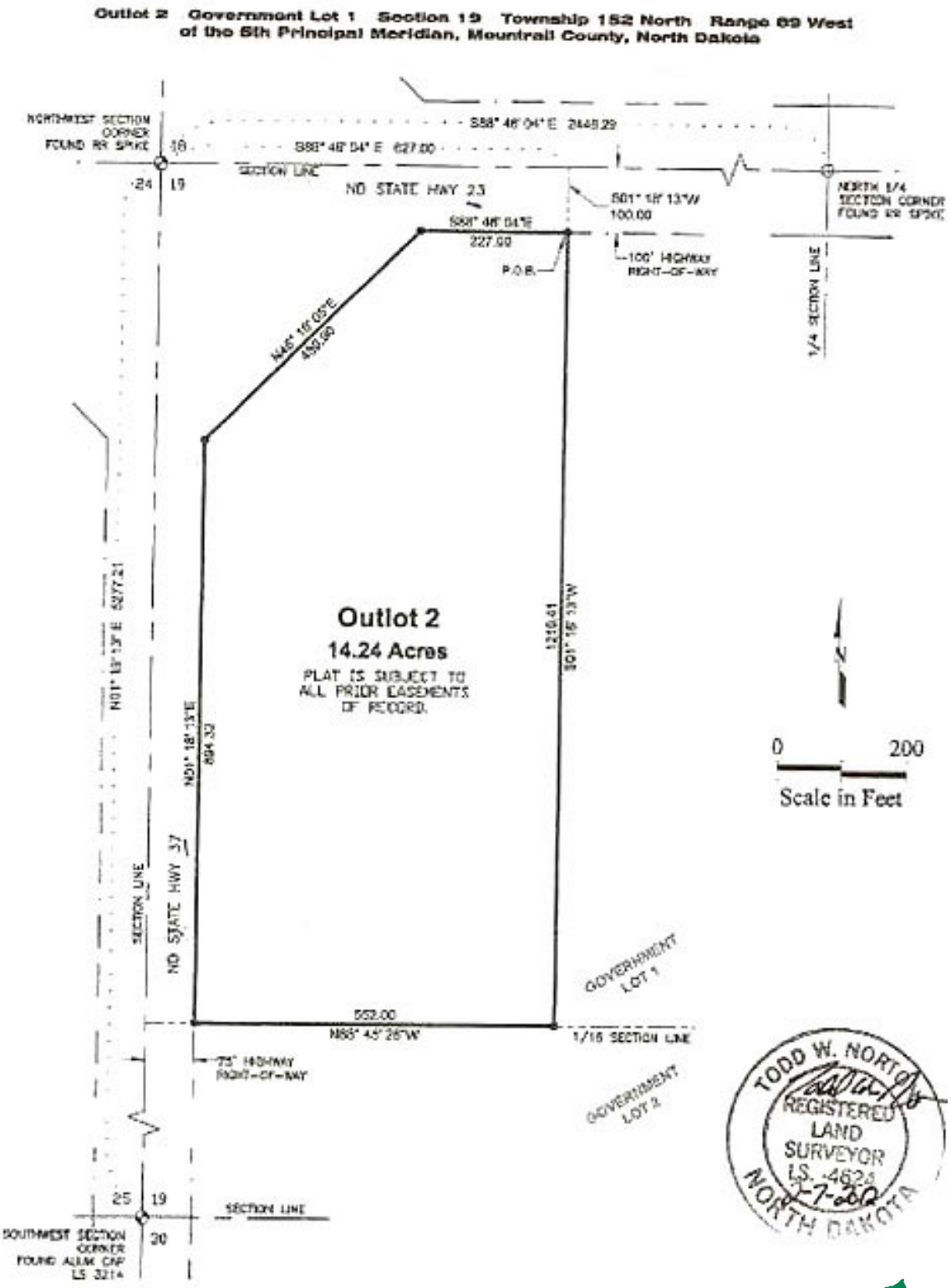
PLAT MAP



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