ASPEN
GROUP LLP

FOR SALE
SOUTH BISMARCK MISSOURI RIVER FRONTAGE
S WASHINGTON ST & 48TH AVE SW I BISMARCK, ND

LOT SIZE:

176.71 Total Acres
Parcel 1: 9.71 Acres
Parcel 2: 167 Acres

PRICE:
$3,000,000.00

HIGHLIGHTS:

-Missouri River frontage with water access in a wooded, private setting

-Across from General Sibley Park in South Bismarck, near South Bay, Whispering Bay & Cottonwood residential developments & numerous apartment complexes

-Easy access to Bismarck Expressway, Kirkwood Mall, Downtown, Solheim Elementary, Dorothy Moses Elementary, Wachter Middle School, University of Mary & Bismarck Airport

-Rural water on 48th Avenue SW

JESSICA KNUTSON
CCIM | Partner | Commercial REALTOR®

701.223.2450
jessica@aspengrouprealestate.com

in

ASPEN
GROUP LLP

424 South 3rd Street, Suite 2
Bismarck, ND 58504
701.223.2450
www.aspengrouprealestate.com
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PROPERTY DETAILS

PARCEL 1 | ADDRESS TBD

PID#:   38-138-80-10-01-010

Legal: Lots 1-6, Block 1 and Lots 1 & 2, Block 2, Anchor Estates

Lot Size: 422,967.60 SF (9.71 Acres)

2021 Taxes: $361.72

Specials: None at this time

Zoned: CG—Commercial

PARCEL 2 | ADDRESS TBD

PID#:   38-138-80-00-29-220

Legal: Lincoln Township Section 29 NE 1/4, NE 1/4 & Government Lots 5 & 6 & Accretion, Less 9.71 Acres to Anchor Estates Less Parcel 2-1 R/W

Lot Size: 7,264,065.60 SF (166.760 Acres)

2021 Taxes: $124.40

Specials: None at this time

Zoned: CG—Commercial

POTENTIAL USES

Residential
Hotel/Motel
Retail
Service
Office
Bank
Wholesale Group
Church
Health/Medical Group

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LOCATION MAP

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