

Industrial Parcel

3408 E Main Ave - Bismarck, ND

\$345,000 / Approx.: 113,392 sf (2.61 acres)



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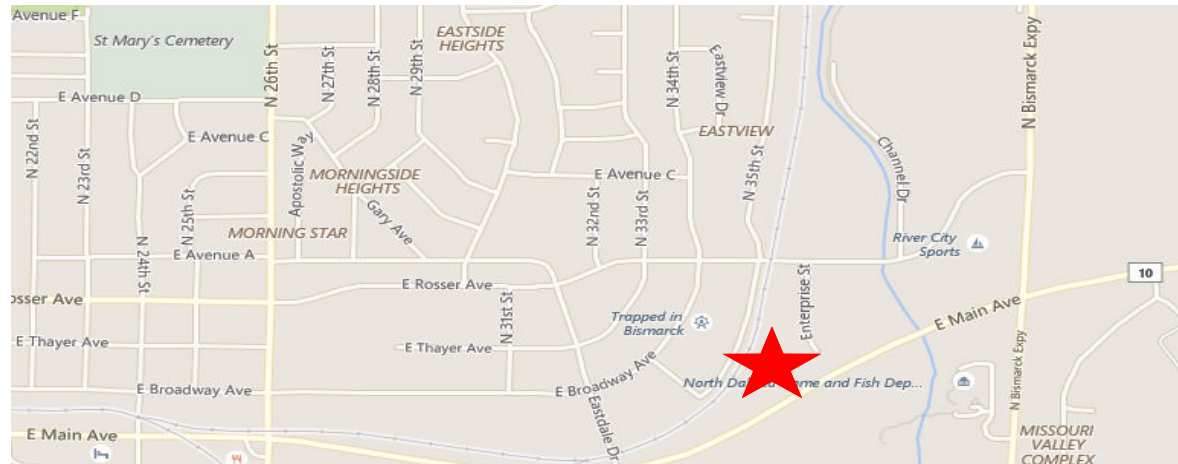
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DanielCompanies.com

Executive Summary for Sale

Parcel ID:	0655-011-025
Address:	3408 E Main Ave Bismarck, ND
Legal Description:	Lot: F; BLK: 11; EASTDALE ADDITION
Asking Price:	\$345,000
Approx. Lot Size:	Estimated: 65,340 sf usable + 48,351 sf floodway = 113,392
Zoning:	MA
Taxes 2017:	\$103.64
Specials:	
Balance -	\$9,224.08
Installment -	\$1,510.05
Utilities:	City Services to lot line

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



Price Reduced!

Asking Price: \$345,000

- Approx.: \$3.04 psf
- Lot access on Enterprise Street
visibility on Main Street
- Lot Dimensions:
 - Front Feet - 87.38 sf
 - Rear Feet - 460.59 sf
 - Depth 1 - 430 sf
 - Depth 2 - 269 sf

Potential Uses:

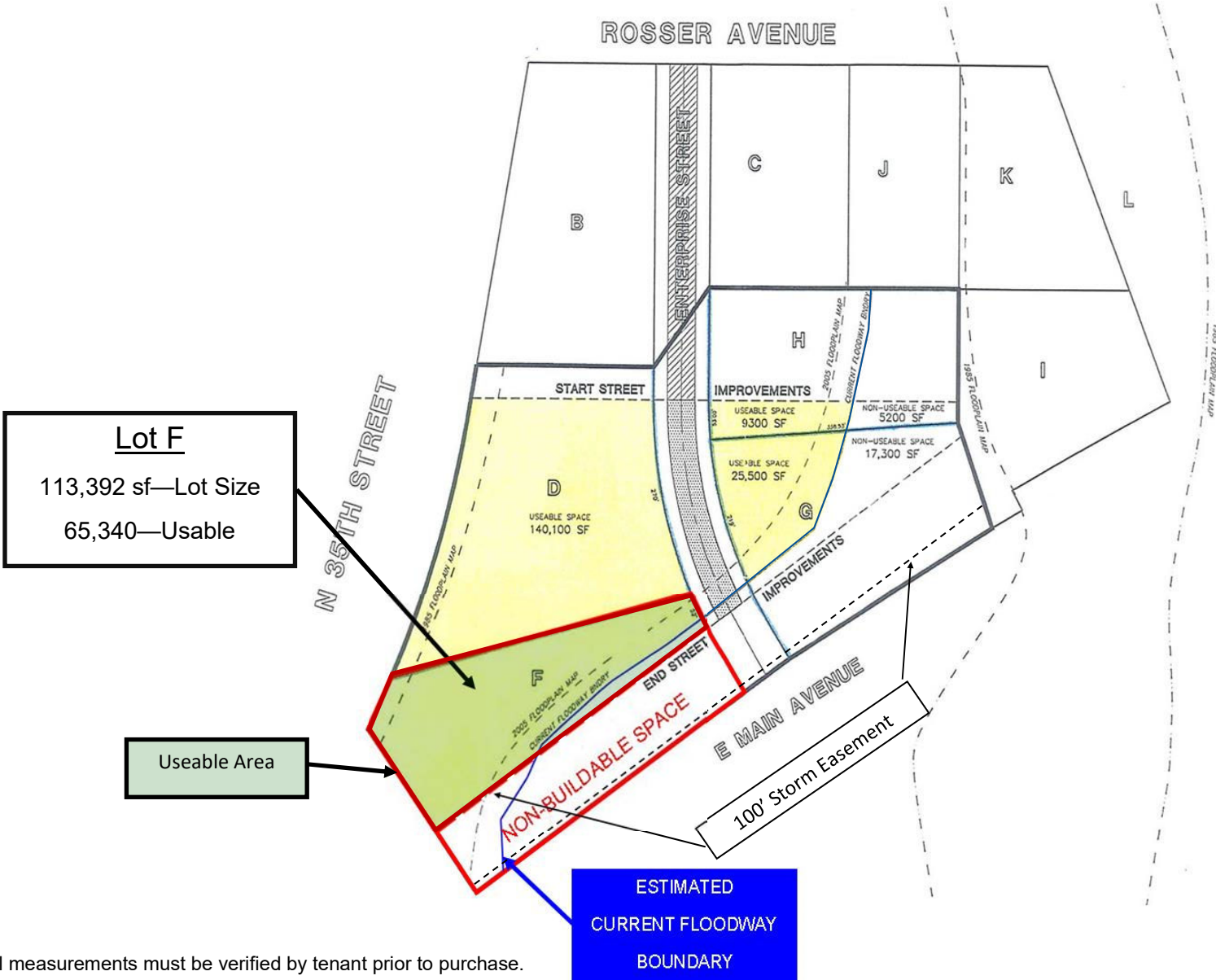
- Distribution
- Warehouse
- Storage
- Manufacturer
- Assembly
- Service



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ROSSER AVENUE



Lot F
 113,392 sf—Lot Size
 65,340—Usable

Useable Area

ESTIMATED
 CURRENT FLOODWAY
 BOUNDARY

100' Storm Easement

All measurements must be verified by tenant prior to purchase.

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