

# Industrial Parcel

3408 E Main Ave - Bismarck, ND

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



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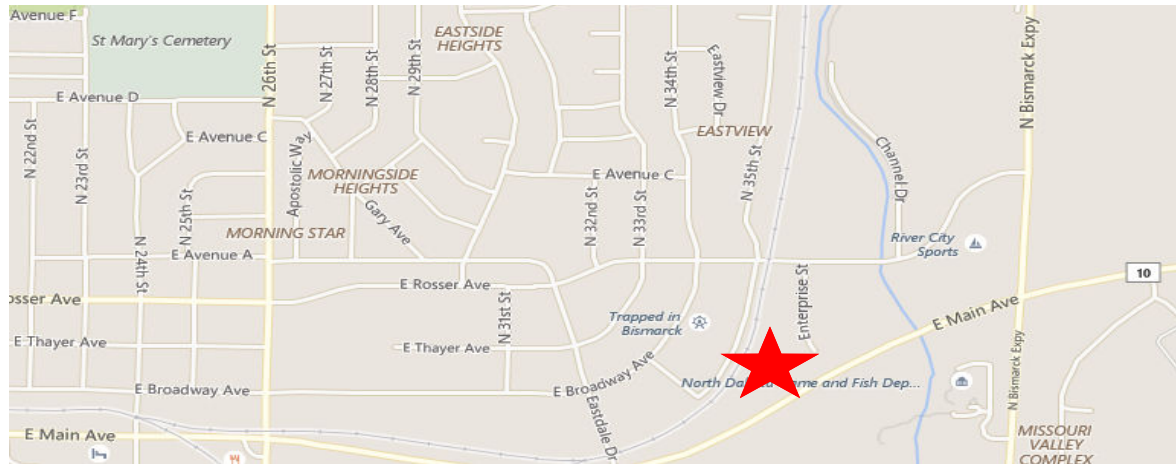
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## Executive Summary for Sale

|                           |  |
|---------------------------|--|
| <b>Parcel ID:</b>         | 0655-011-025   |
| <b>Address:</b>           | 3408 E Main Ave Bismarck, ND                               |
| <b>Legal Description:</b> | Lot: F; BLK: 11; EASTDALE ADDITION                         |
| <b>Asking Price:</b>      | \$345,000  |
| <b>Approx. Lot Size:</b>  | Estimated: 65,340 sf usable + 48,351 sf floodway = 113,392 |
| <b>Zoning:</b>            | MA   |
| <b>Taxes 2017:</b>        | \$103.64   |
| <b>Specials:</b>          |  |
| <b>Balance -</b>          | \$9,224.08   |
| <b>Installment -</b>      | \$1,510.05   |
| <b>Utilities:</b>         | 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 Avenue
- Lot Dimensions:
  - Front Feet - 87.38 sf
  - Rear Feet - 460.59 sf
  - Depth 1 - 430 sf
  - Depth 2 - 269 sf

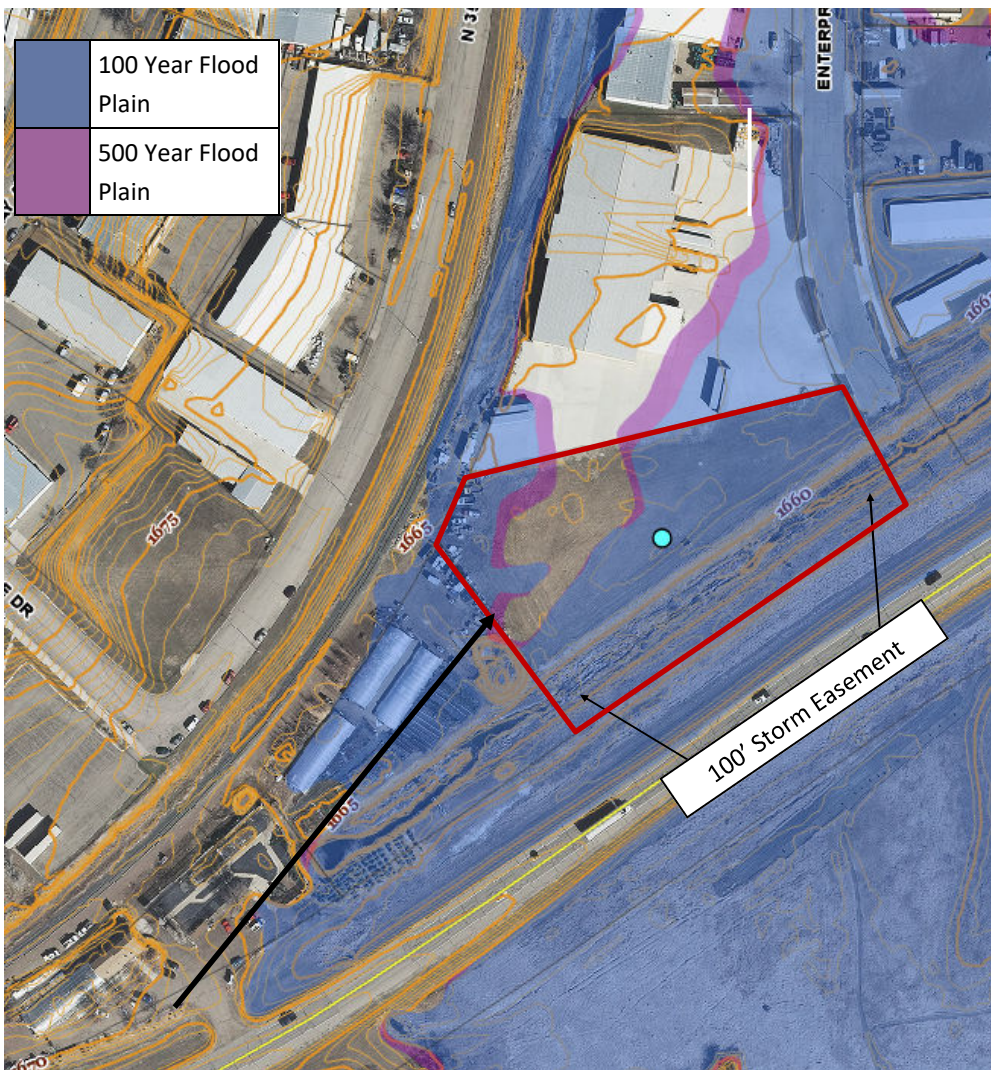
### Potential Uses:

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



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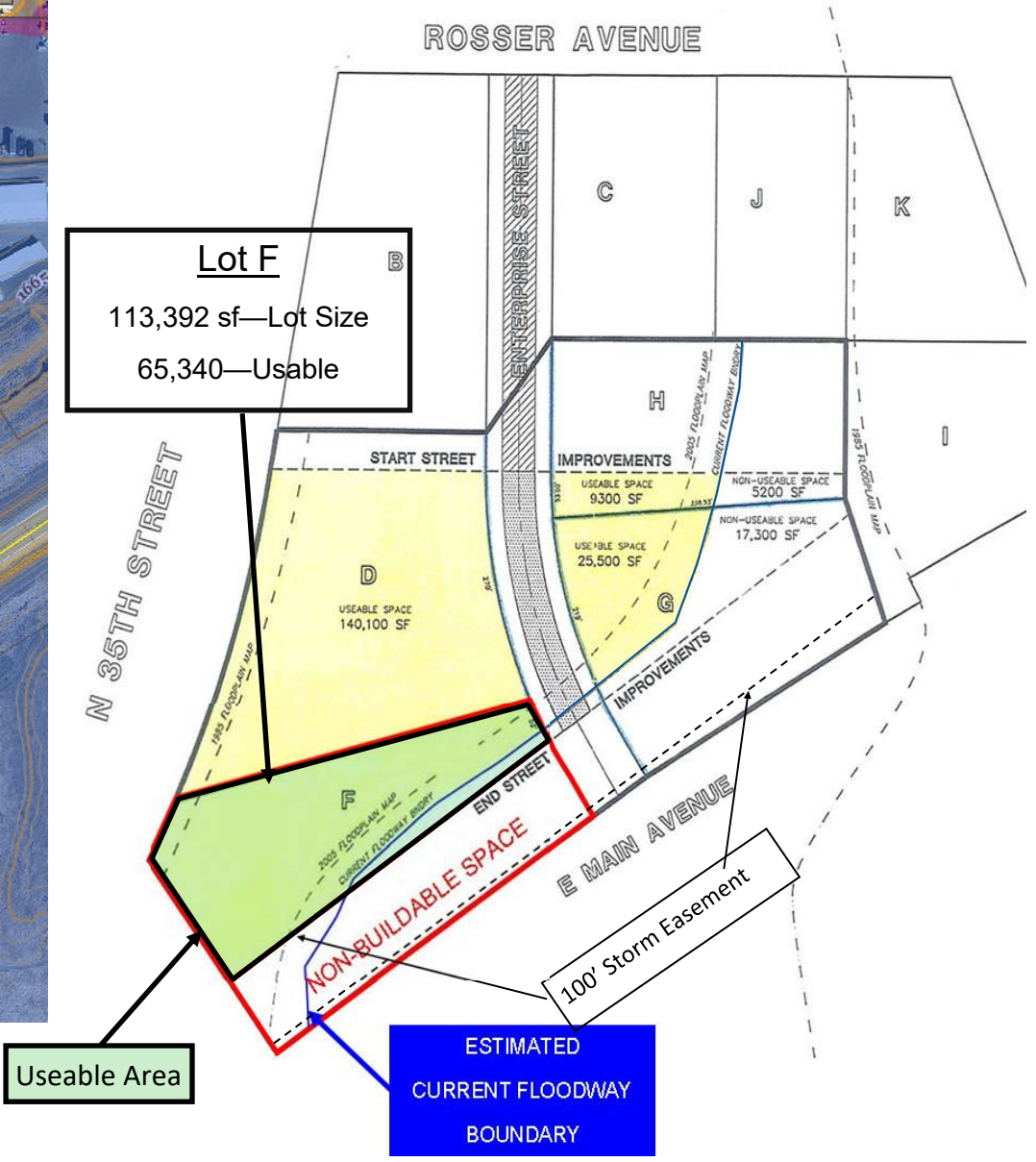
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|                      |
|----------------------|
| 100 Year Flood Plain |
| 500 Year Flood Plain |

100' Storm Easement

**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.  
 Topography map provided Burleigh County GIS Website.



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# DANIEL COMPANIES

The Leader in Commercial Real Estate



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CCIM, SIOR

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REALTOR®

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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.