

# Industrial Parcel

3408 E Main Ave - Bismarck, ND

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



Kyle Holwagner, CCIM, SIOR  
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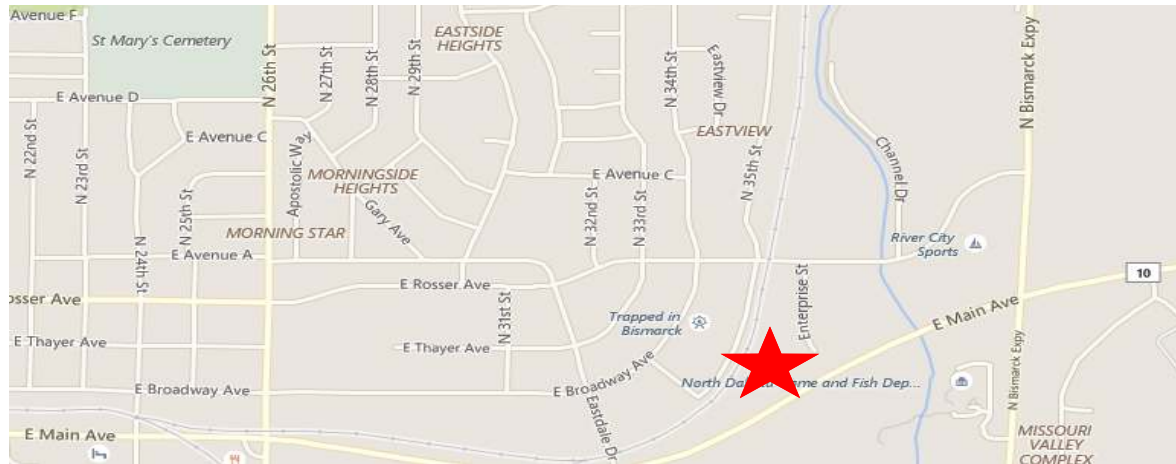
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## Executive Summary for Sale

<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 2018:</b>	\$1,477.64
<b>Specials:</b>	
<b>Balance -</b>	\$8,023.57
<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:

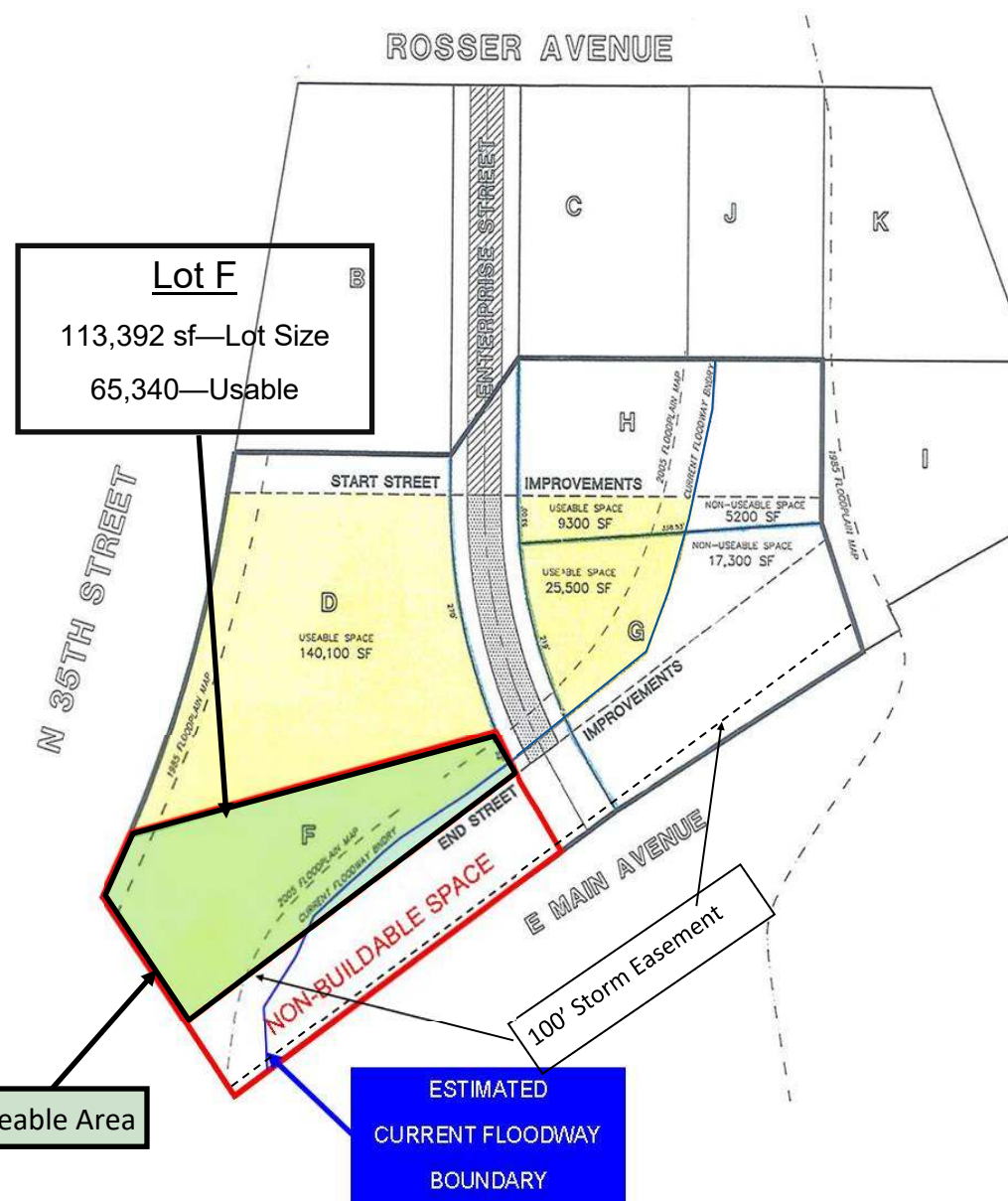
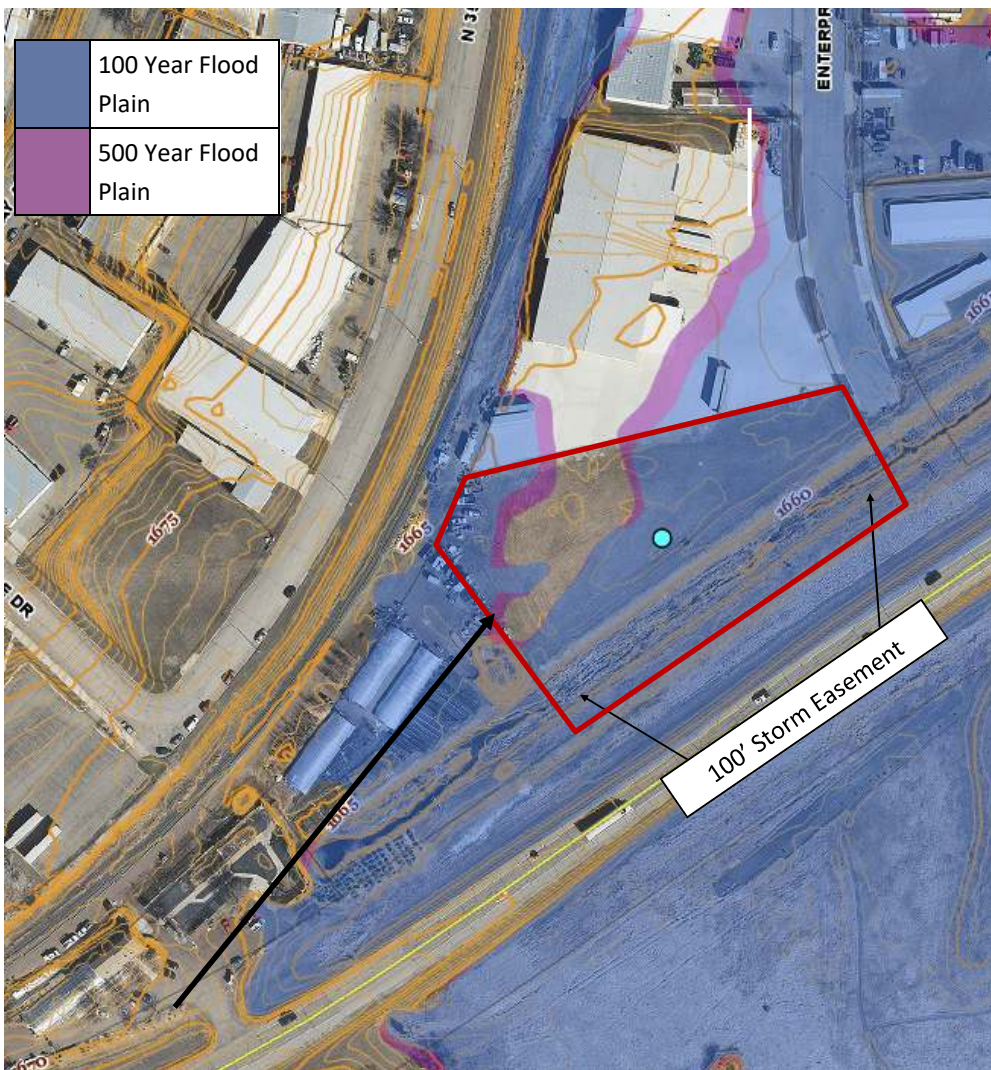
- Distribution
- Warehouse
- Storage
- Manufacturer
- Assembly
- Service



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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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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.