

# Industrial Parcel

3408 E Main Ave - Bismarck, ND

\$295,000 / Approx.: 113,392 sf (2.61 acres)



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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>	\$295,000
<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: \$295,000**

- Approx.: \$2.60 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:

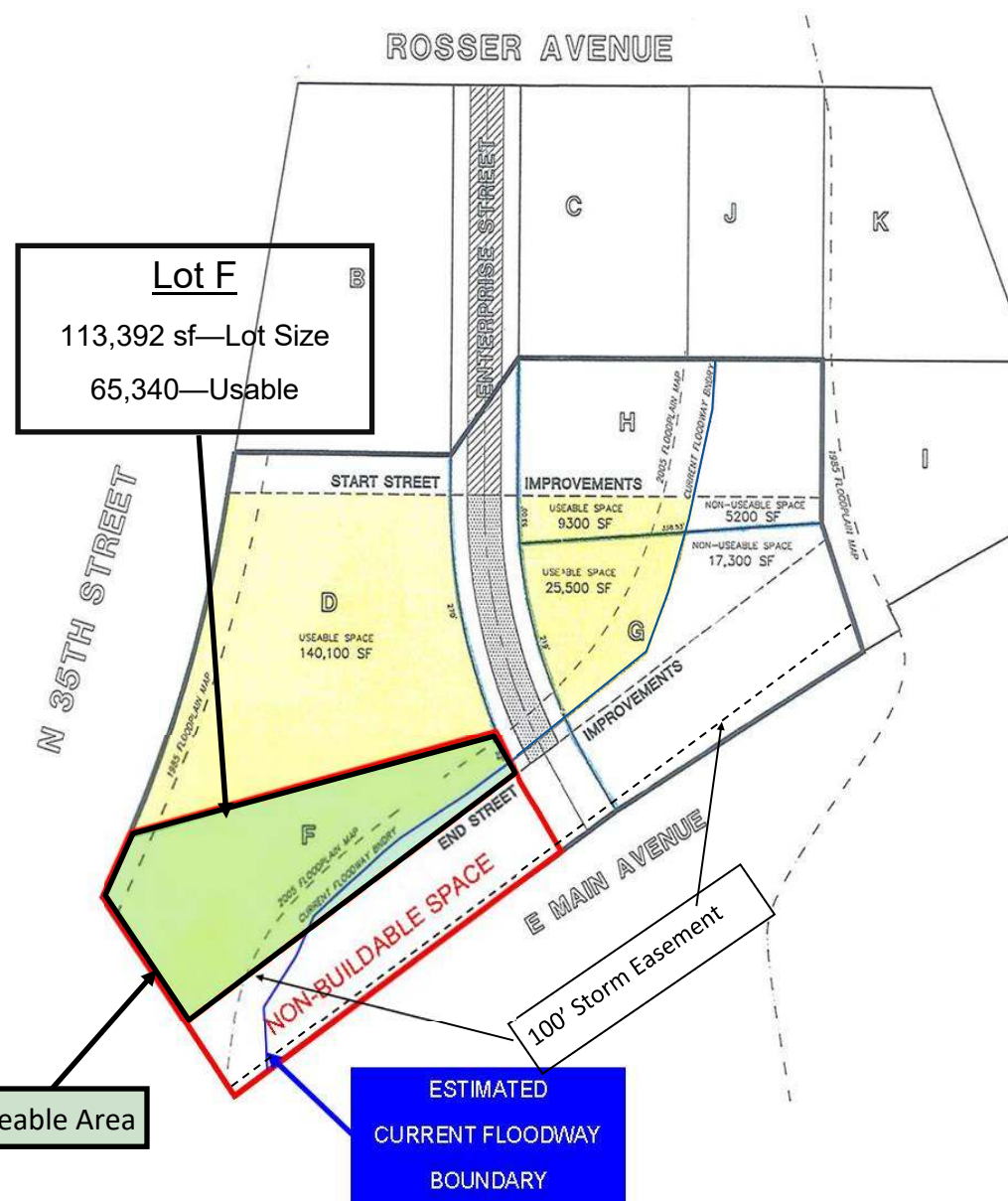
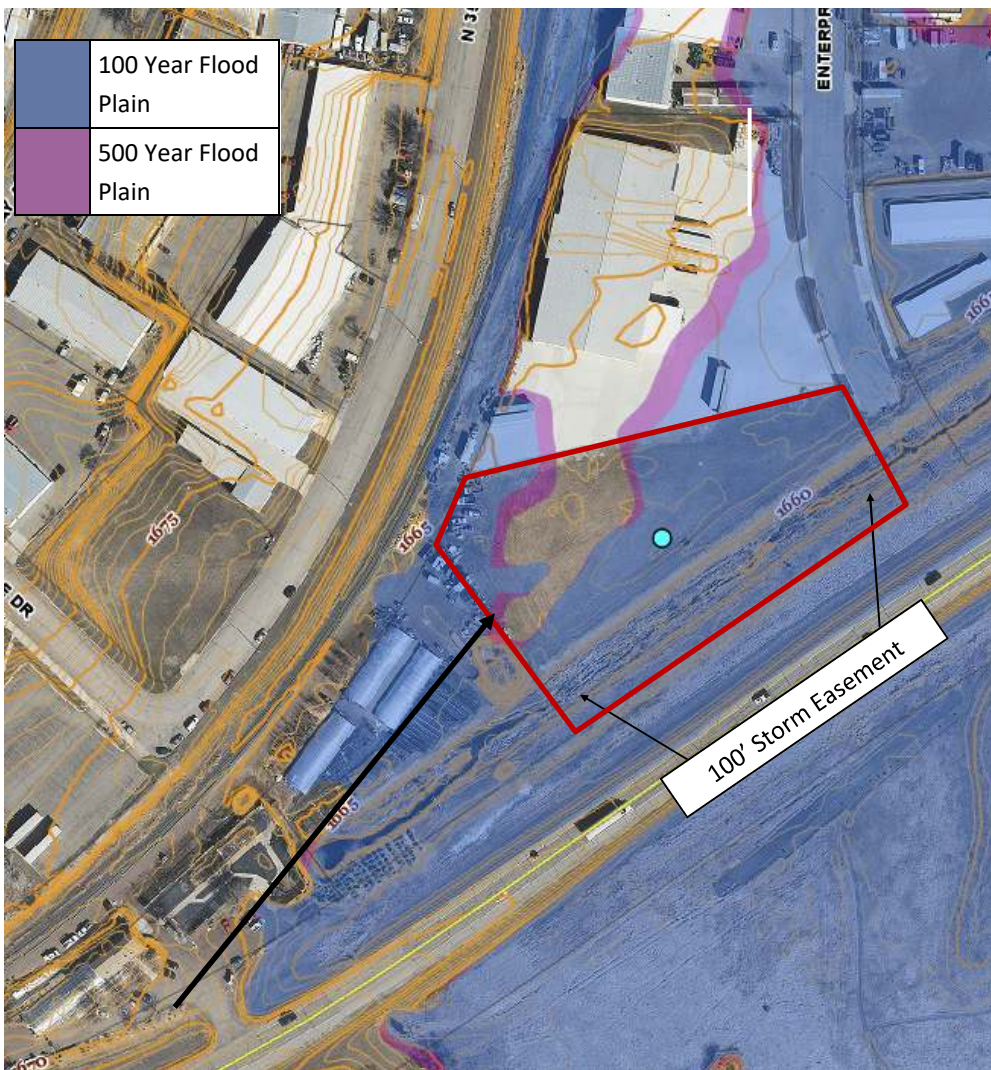
- Distribution
- Warehouse
- Storage
- Manufacturer
- Assembly
- Service



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

100' Storm Easement

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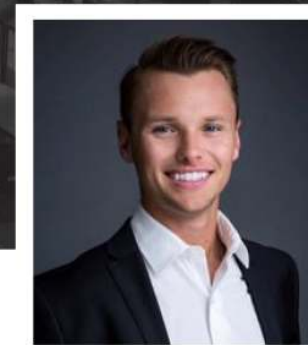
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.