

# 2 Commercial Parcels

5429 & 5531 E. Main Ave. - Bismarck, ND

\$450,000



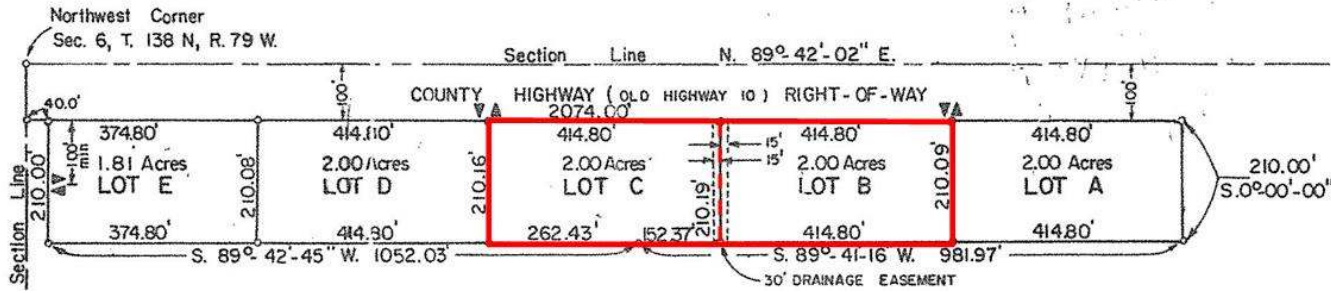
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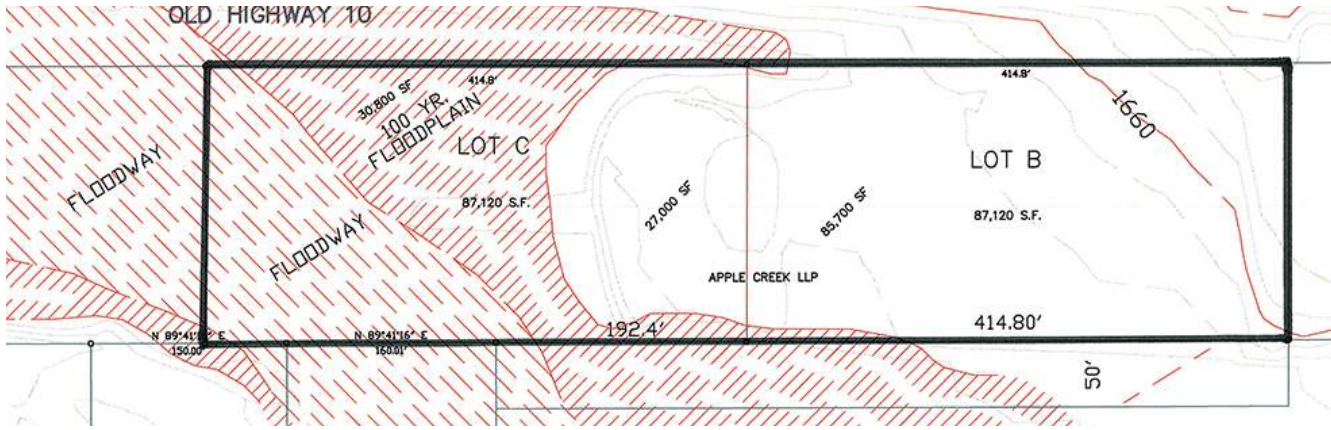
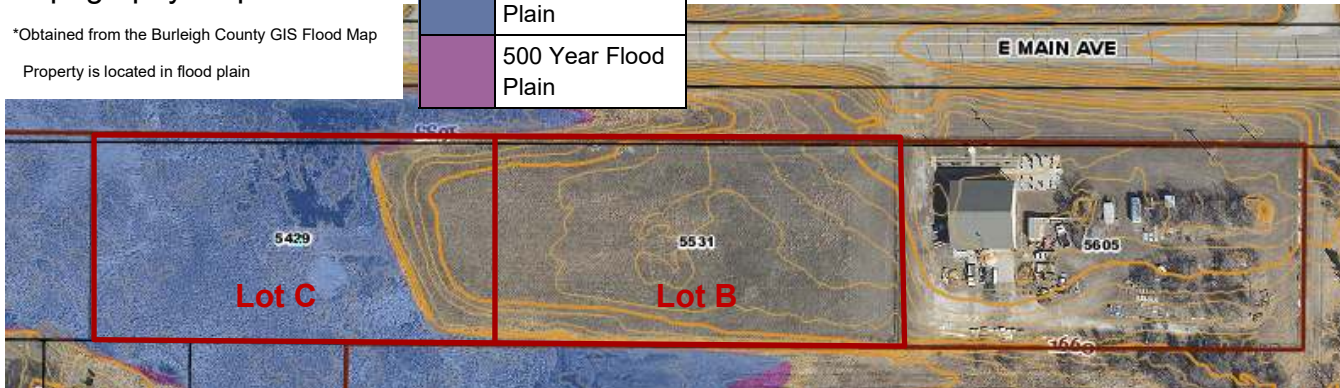
# Plat



## Topography Map

\*Obtained from the Burleigh County GIS Flood Map  
Property is located in flood plain

100 Year Flood Plain
500 Year Flood Plain



**Sale Price: \$450,000**

- 114,120 sf Buildable @ \$439,200 est. @ 3.85 psf
- 30,800 sf Floodplain @ \$10,800 est. @ .35 psf
- 29,320 sf Floodway
- Lot Size: 174,240 sf / 4 acres
- Lot C Lot 1: 87,120 sf / 2 acres
- Lot B Lot 1: 87,120 sf / 2 acres
- Zoned: CG Commercial
- No City Services
- Taxes - Approx. \$159.38 (2018)
- No Special Assessments

## Surrounding Businesses

- Midwest Business Park
- Bismarck Rural Fire Department
- Buckstop Junction
- ND Game & Fish
- Bismarck City Landfill
- River City Sports
- Subway
- Acme Tools
- Midwest Motor Express



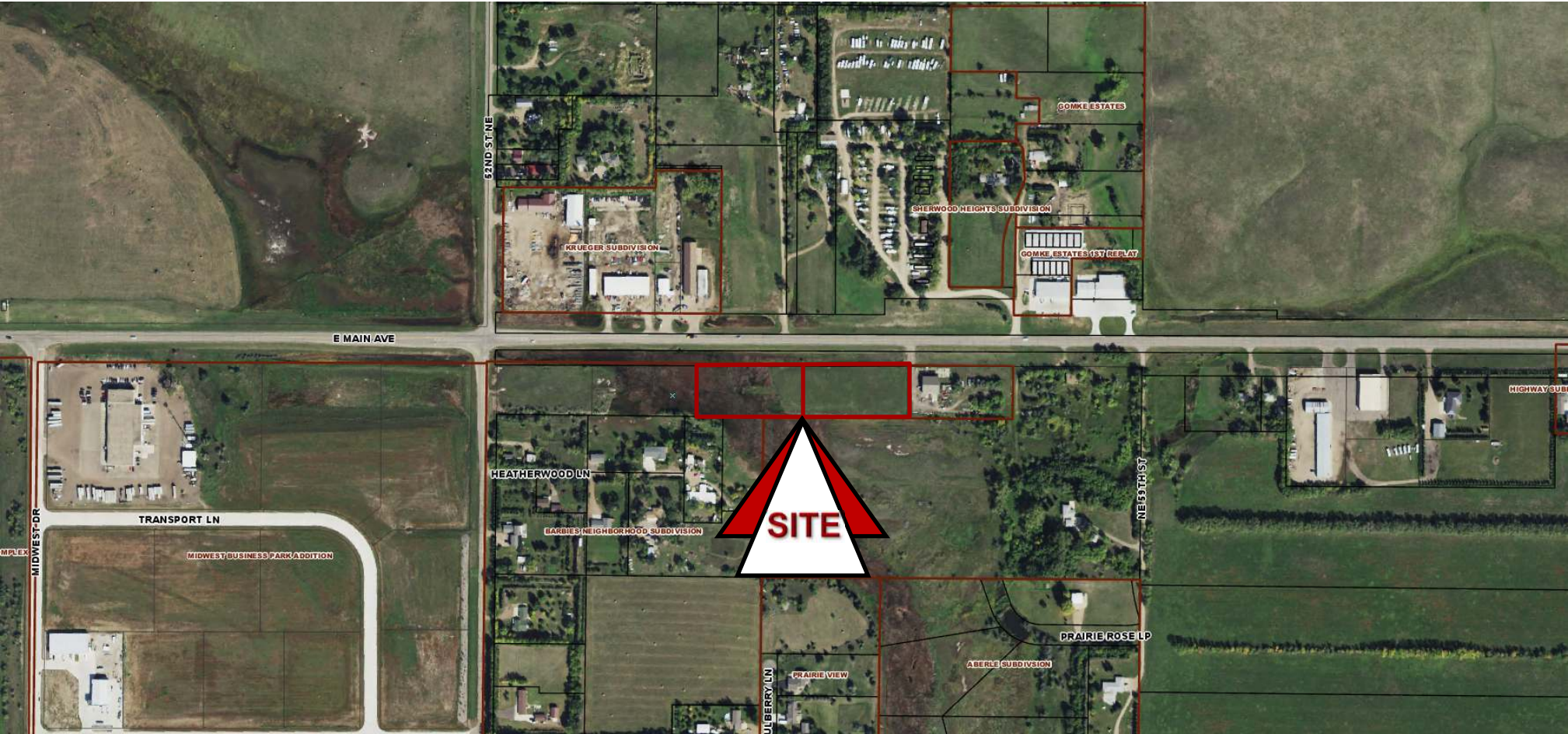
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# Aerial Views



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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.