

Prime Commercial Land on I-94

4225 Trenton Dr. - Bismarck, ND

\$2,320,000 / 2.97 ac



Elementary

LEGACY
HIGH SCHOOL

E CENTURY AV

TRENTON DR

CENTENNIAL RD

Exit 161

BIS EXPY

SITE



DANIELCOMPANIES

The Leader in Commercial Real Estate

Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

DanielCompanies.com



Prime Commercial Land

- 2.97 AC , 129,456 SF
- Price: \$2,320,000.00 / \$18.00 SF
- Parcel ID: 1054-001-200
Lot 5, Block 1, Centennial Park 4th Addn.
- Zoned: CG Conditional Commercial
- Taxes - \$7,681.92 (2018)
- No Special Assessments

Potential Uses:

- Hotel-Motel
- Office Bank Group
- Health-Medical Group
- Education Group
- Religious Institution
- Child Care Center
- Multifamily Dwelling
- Group Dwelling
- Senior Housing



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Highlights:

- Rare opportunity to acquire the prime parcel near Exit 161 with I-94 visibility
- I-94 Exit 161 is an exciting fast growth area of Bismarck. This prime location is the first interchange in east Bismarck. Connects to Bismarck Expressway, Centennial Rd and Century Ave beltways.
- This general area is experiencing a tremendous amount of residential growth. Sunrise Elementary is already at capacity after building new addition to the school.
- The new Legacy High School and adjacent sports complex, opened in 2015 just west of Centennial Road on 64 acres which brings more traffic and families to the rapidly growing NE area of Bismarck.

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.

Area Businesses:

- Exxon
- Cedric Theel Toyota
- Sunrise Town Center
 - Dan's Supermarket
 - Williquors
 - Gate City Bank
 - BNC Bank
 - Caribou Coffee/Einstein Bagel
 - Exxon
 - Sunrise Professional Center
 - Burger King
- Cenex
- StaMart
- Johnson Trailer Sales
- Butler Equipment
- National Guard
- United Rent All
- McDonalds



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High Traffic Count Location





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**Bill Daniel, CCIM | President
Commercial Broker**

701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President
Commercial Realtor®**

701.391.4262

Taylor@DanielCompanies.com

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.