

Hamburg Industrial Park - Phase II

Hagen Ave. - Bismarck, ND

\$150,000 - \$250,000

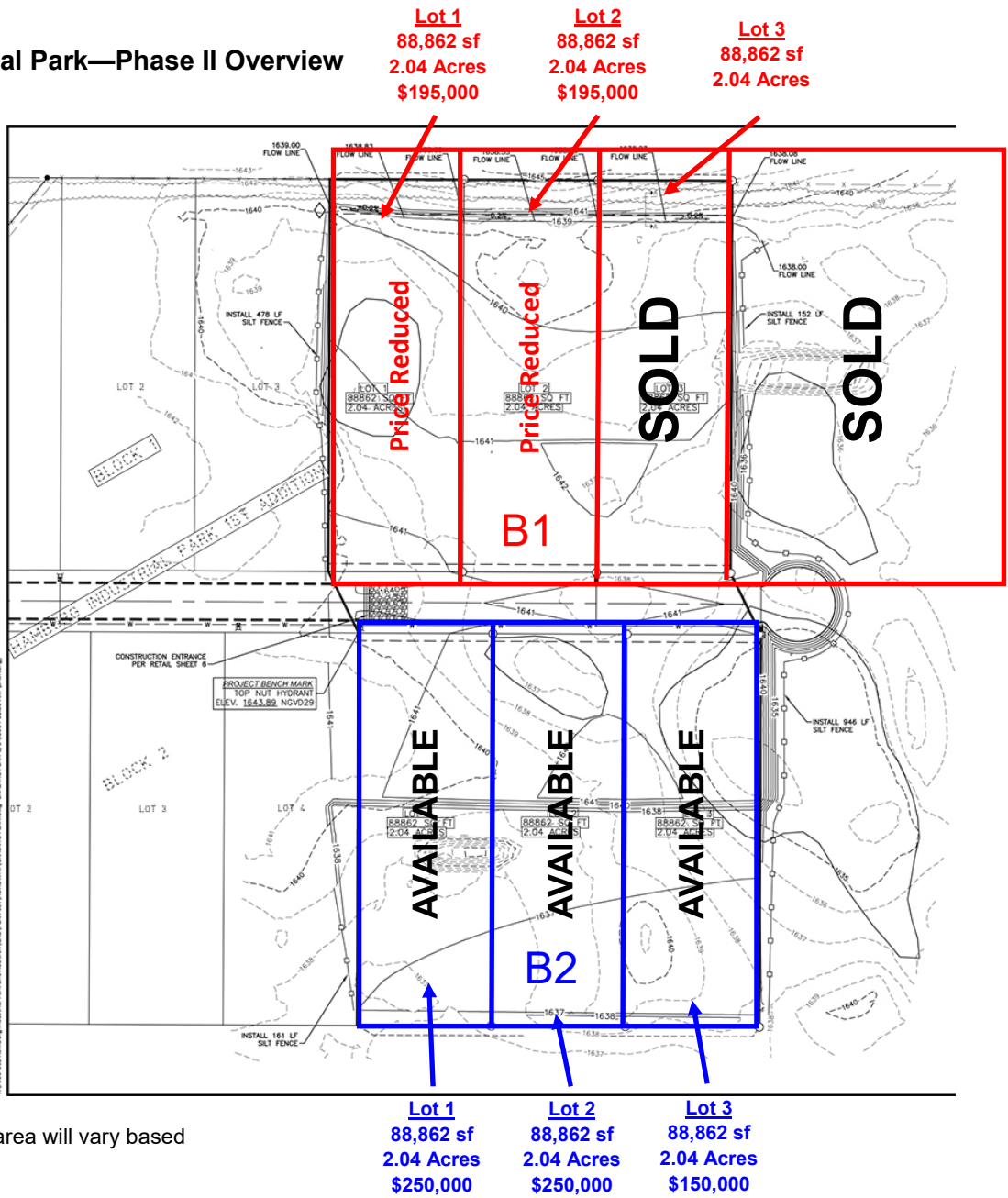


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Hamburg Industrial Park—Phase II Overview



Lot 1
88,862 sf
2.04 Acres
\$195,000

Lot 2
88,862 sf
2.04 Acres
\$195,000

Lot 3
88,862 sf
2.04 Acres

Lot 1
88,862 sf
2.04 Acres
\$250,000

Lot 2
88,862 sf
2.04 Acres
\$250,000

Lot 3
88,862 sf
2.04 Acres
\$150,000

*Lots buildable area will vary based on flood plain.

Executive Summary

- L1, B1: **\$195,000** 4304 Hagen Ave
Parcel#: 2095-001-001
- L2, B1: **\$195,000** 4312 Hagen Ave
Parcel#: 2095-001-050
- L3, B1: **SOLD** - 4320 Hagen Ave
Parcel#: 2095-001-100
- L1, B2: **\$250,000** - 4305 Hagen Ave
Parcel#: 2095-002-001
- L2, B2: **\$250,000** - 4313 Hagen Ave
Parcel#: 2095-002-050
- L3, B2: **\$150,000** 4321 Hagen Ave
Parcel#: 2095-002-100

- Average Lot Size: 88,862 sf (174.24' x 510')
- Approximate Taxes 2018: \$1,122.22
- Approximate Specials:
 - Balance: \$7,267.42
 - Installments: \$888.08
- Zoned MA
- Easy access to Expressway and I-94
- Buyer's Responsibility:
 - Septic System
 - Future Street Light Specials
 - Current Specials
- Seller's Responsibility:
 - City water to easement area
 - Asphalt curb on Hagen Avenue

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.



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Hamburg Industrial Park - Aerial Overview



Surrounding Businesses Include:

- Myhre Concrete
- Shop Condos
- LME Express
- WACO Scaffold & Equipment
- Mariner Construction
- Northern Coatings
- Magnum Trucking
- Federal Express
- Heartland Grain Elevator
- Northern Plains Commerce Center

Phase II Asphalt Completed.





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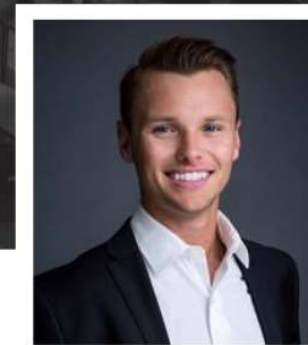
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