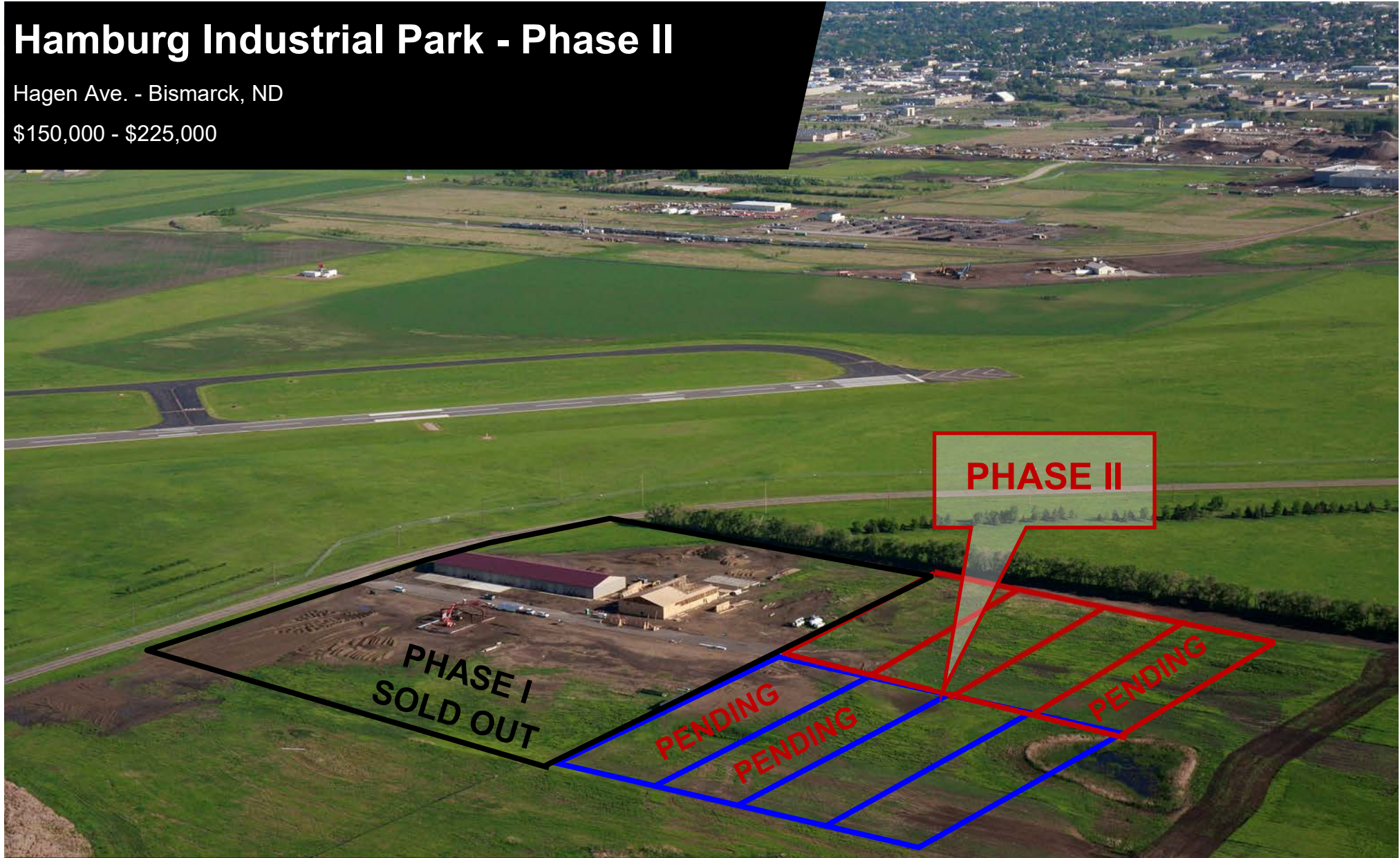


Hamburg Industrial Park - Phase II

Hagen Ave. - Bismarck, ND

\$150,000 - \$225,000

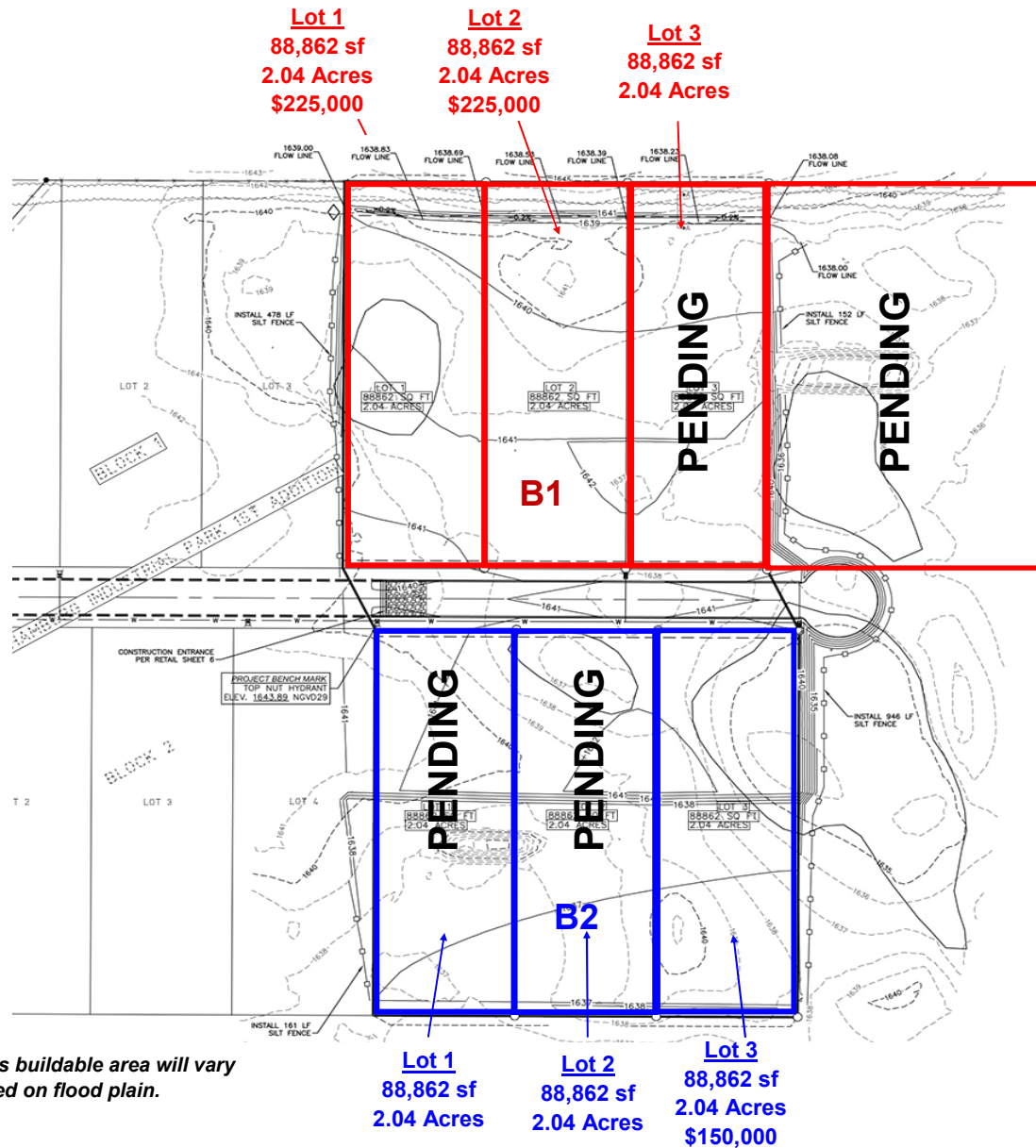


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Hamburg Industrial Park - Phase II Overview



*Lots buildable area will vary based on flood plain.

Executive Summary

- L1, B1: **\$225,000** 4304 Hagen Ave
Parcel#: 2095-001-001
- L2, B1: **\$225,000** 4312 Hagen Ave
Parcel#: 2095-001-050
- L3, B1: **PENDING** - 4320 Hagen Ave
Parcel#: 2095-001-100
- L1, B2: **PENDING** - 4305 Hagen Ave
Parcel#: 2095-002-001
- L2, B2: **PENDING** - 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 2017: \$1,972.46
- Approximate Specials:
Balance: \$7,713.32
Installments: \$912.66
- Zoned MA
- Easy access to Expressway and I-94
- Buyer's Responsibility:
Septic System
Future Street Light Specials
- Seller's Responsibility:
City water to easement area
Asphalt
Curb

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

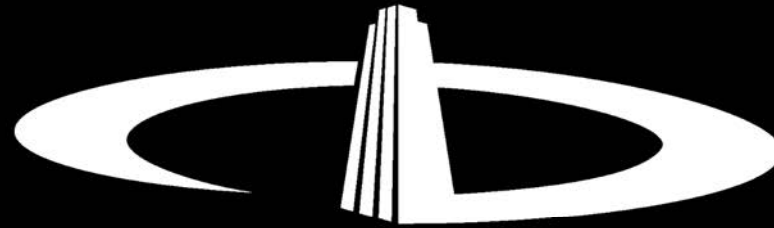


Surrounding Businesses Include:

- 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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