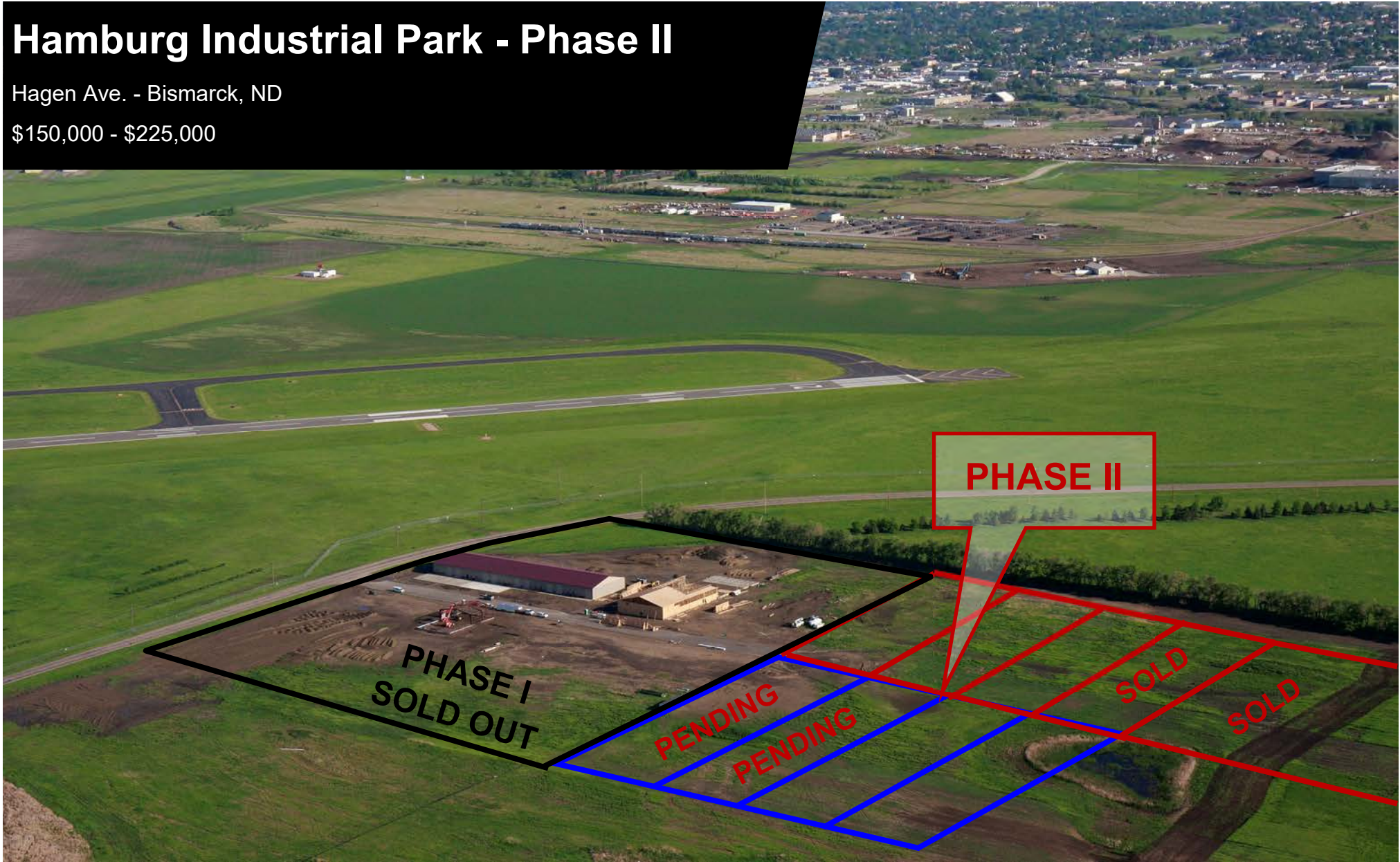


Hamburg Industrial Park - Phase II

Hagen Ave. - Bismarck, ND

\$150,000 - \$225,000

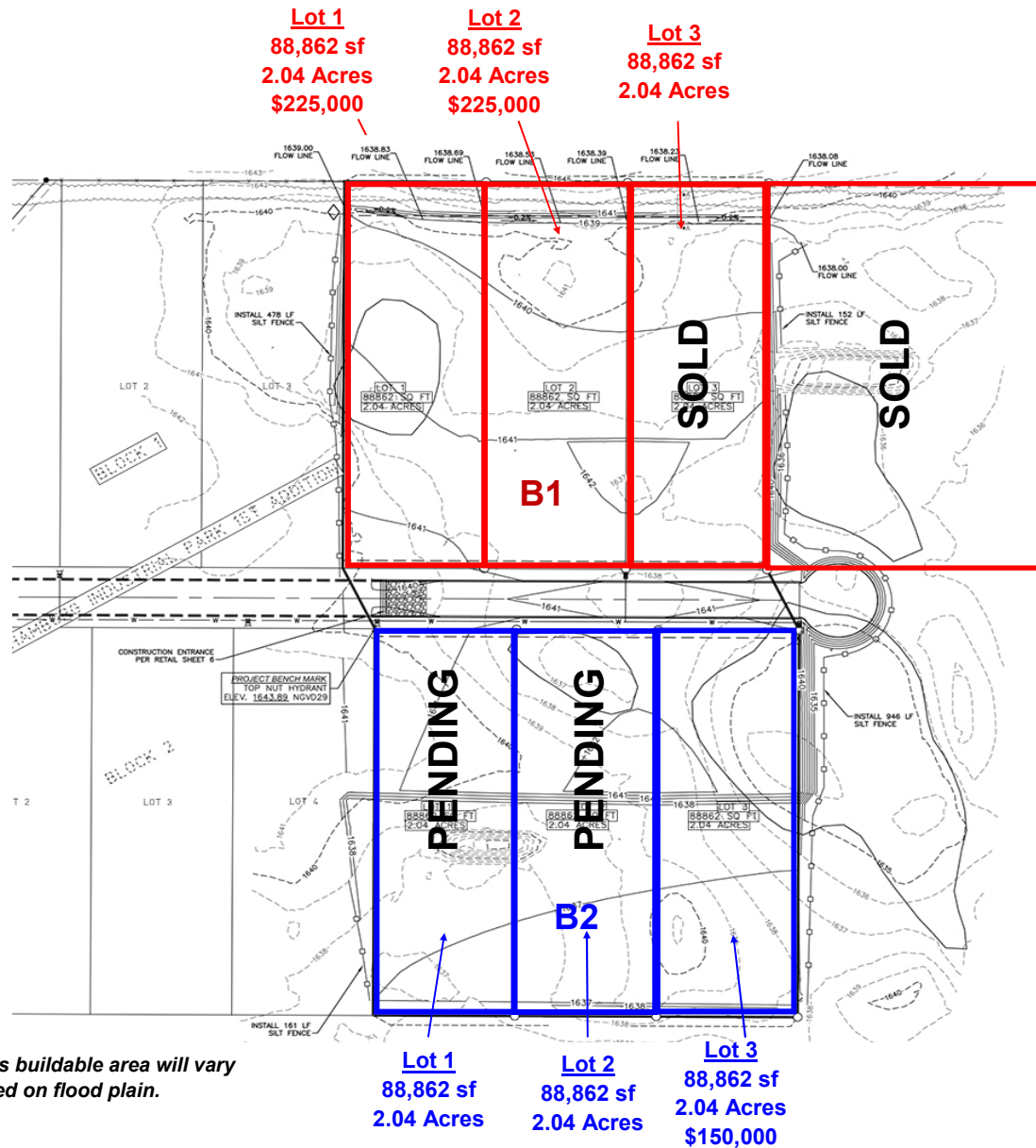


Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

DanielCompanies.com

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: **SOLD** - 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
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.



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

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.





DANIEL COMPANIES

The Leader in Commercial Real Estate



Kyle Holwagner
CCIM, SIOR

701.400.5373
Kyle@DanielCompanies.com



Kristyn Steckler
REALTOR®

701.527.0138
Kristyn@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.