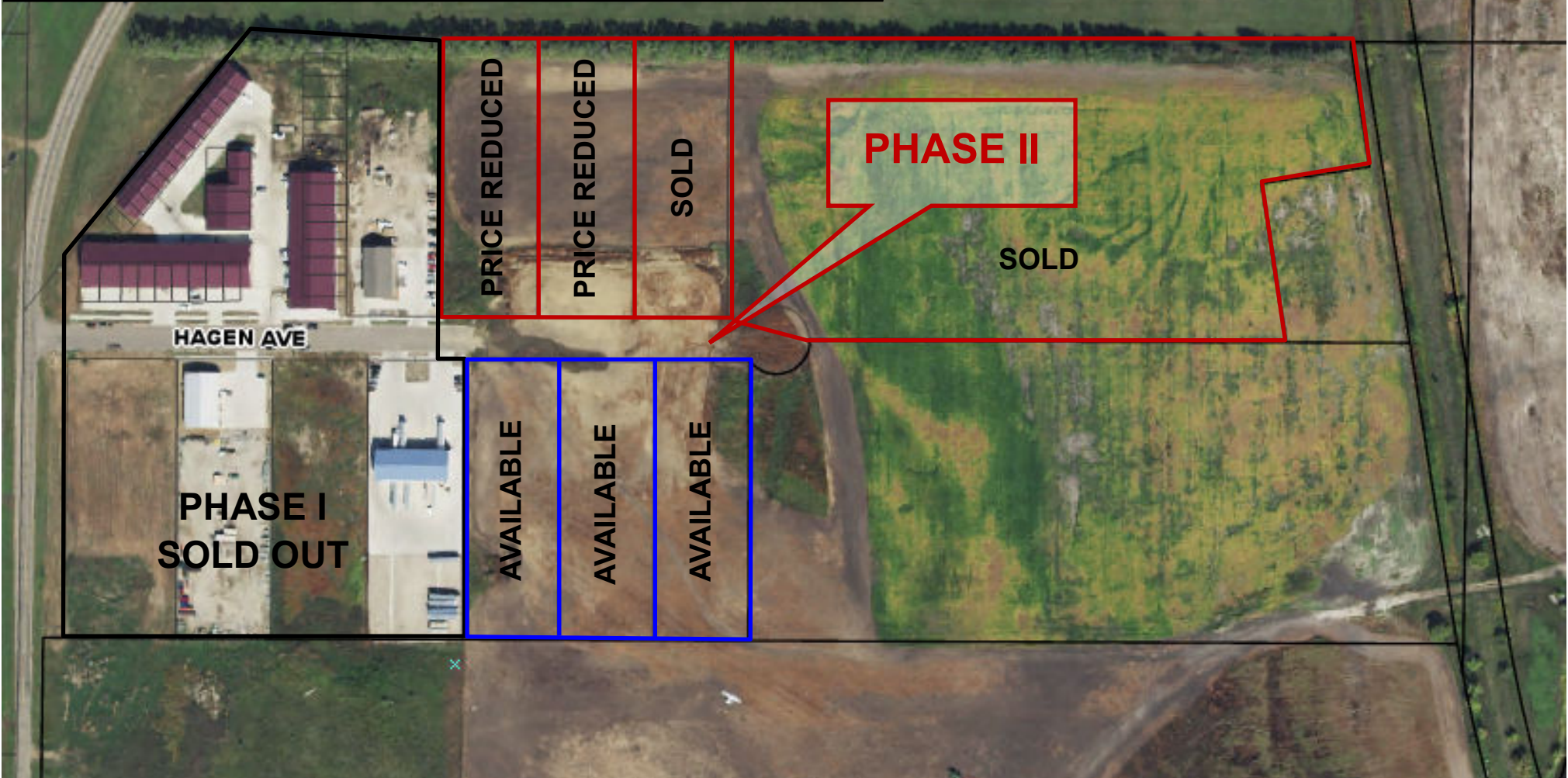


# Hamburg Industrial Park - Phase II

Hagen Ave. - Bismarck, ND

\$150,000 - \$250,000

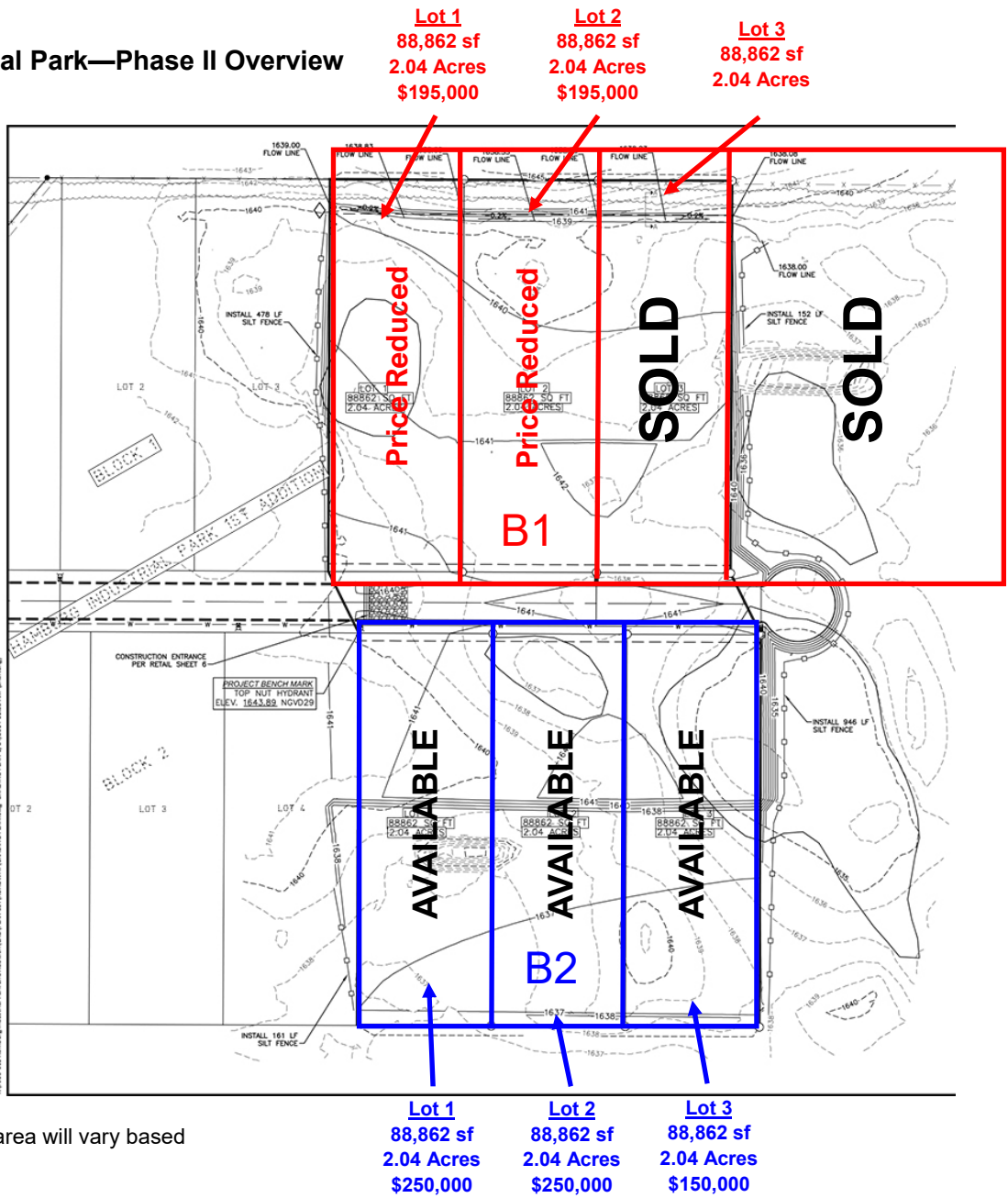


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# Hamburg Industrial Park—Phase II Overview



**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

Price Reduced

Price Reduced

**SOLD**

**SOLD**

B1

AVAILABLE

AVAILABLE

AVAILABLE

B2

**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 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.



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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.





# 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.

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