

# Jamestown, ND

1209 23rd St SW - Jamestown, ND

84,162 SF / \$9.75 psf



Kyle Holwagner, CCIM, SIOR  
701.400.5373  
[Kyle@DanielCompanies.com](mailto:Kyle@DanielCompanies.com)

Kristyn Steckler, Senior Client Coordinator  
701.527.0138  
[Kristyn@DanielCompanies.com](mailto:Kristyn@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

## Executive Summary for Sale

<b>Parcel ID:</b>	74-4433000
<b>Address:</b>	1209 23rd St SW - Jamestown, ND
<b>Asking Price:</b>	\$9.75 psf / \$820,579.50
<b>Legal Description:</b>	Lot 2, In Menards Second Addition, City of Jamestown, Stutsman County, North Dakota
<b>Lot Size:</b>	1.39 acres / 84,162 sf
<b>Zoning:</b>	C2 Zoning
<b>Taxes 2017:</b>	TBD
<b>Specials:</b>	
<b>Balance -</b>	TBD
<b>Installment -</b>	TBD
<b>Utilities:</b>	To lot line
<p>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.</p>	

### Area Retailers

- Walmart
- Applebee's
- Perkins
- TSC
- Home of Economy
- RM Stoudt Ford
- Buffalo Mall
- Dollar Tree
- Burger King
- Dacotah Bank
- Harley Davidson
- Verizon

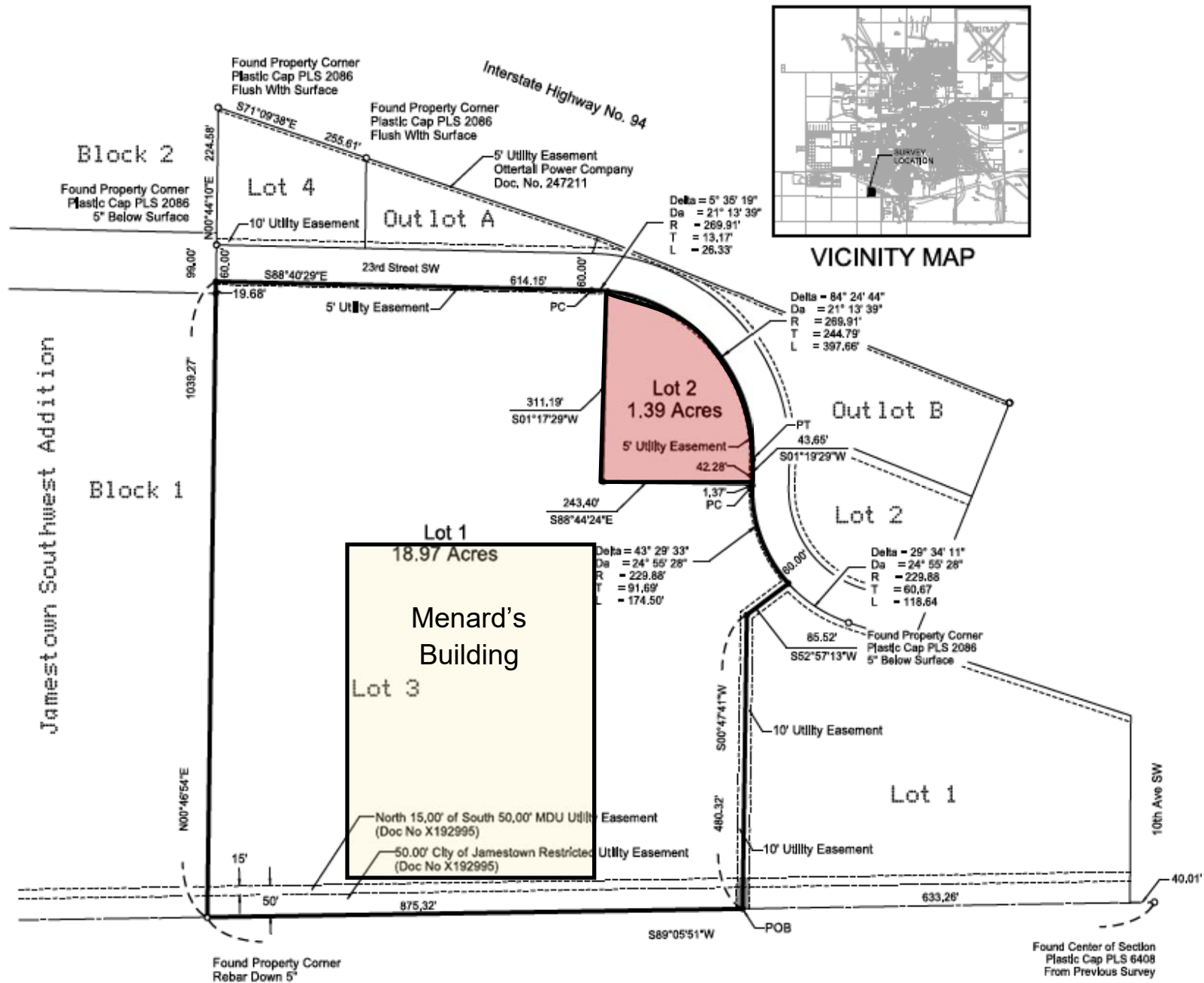
### Asking Price: \$9.75 psf

- \$820,579.50
- Menards Location Outparcel
- Current ECR (Easements Covenant Restriction)
- Storm water study completed.
- Preliminary approved 8,000 sf building approved or site design.
- Located between Buffalo Mall and Jamestown Hospital on new 23rd Street, on Menards out parcel.
- Menards must approve usage.
- Interstate 94 visibility
- High growth area



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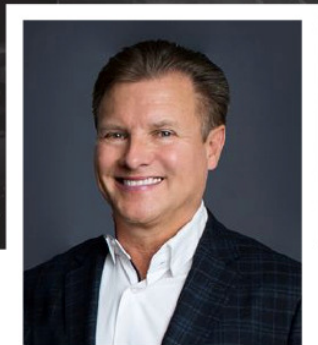
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# DANIEL COMPANIES

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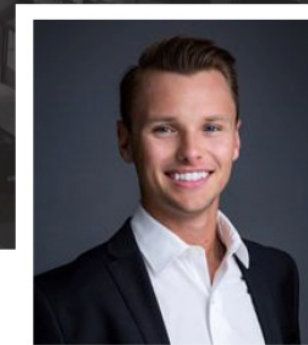
**Bill Daniel**  
CCIM, Broker

701.220.2455  
Bill@DanielCompanies.com



**Kyle Holwagner**  
CCIM, SIOR

701.400.5373  
Kyle@DanielCompanies.com



**Taylor Daniel**  
Commercial REALTOR®

701.391.4262  
Taylor@DanielCompanies.com

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