

Distribution / Warehouse / Service Facility

2909 Twin City Dr. - Mandan, ND

\$939,000

**BANK
OWNED
PROPERTY**



Bis Man Ave.



Bill Daniel | President
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Executive Summary for Sale

Parcel ID:	655280000
Address:	2909 Twin City Dr. - Mandan, ND
Legal Description:	SUBDIV:TWIN CITY INDUS. SITES LOT:17 BLK:1 & LOT 18-7827
Price:	\$939,000
Lot Size:	52,110 sf / 1.196 acres
Building Size:	17,877 sf
Year Built:	1978 / Remodeled in 2012
Zoning:	MC Industrial
Taxes 2018:	\$11,698.33
Specials:	
Balance -	\$322.08
Installment -	\$183.17

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.

Area Business Include:

- Ditch Witch
- Leingang Siding & Windows
- McDonalds • Culvers
- Northern Plains Equipment
- FHM Equipment
- Datrue Processing Automation
- Quality Foods
- Operating Engineers
- Advanced Truss
- Satellite Shelters, Inc
- CJ Rigging

Property Highlights

Great access to I-94, Memorial Hwy, Bismarck Main Ave., Main St. Mandan, and Bismarck Expressway

(3) 12' x 14' Overhead Doors

(1) 9' x 12' Overhead Door

(1) 20' x 14' Overhead Door

3,132 sf office / showroom

14,745 sf heated warehouse / shop area

(2) Restrooms

3 Phase Power

16' Sidewalls

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Potential Uses:

- Investment Property
- Warehouse
- Shop / Service
- Light Manufacturing
- Construction Business
- Distribution
- Retail - Wholesale
- Ag Sector Business





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Memorial Highway



Bisman Ave.



Twin City Dr.

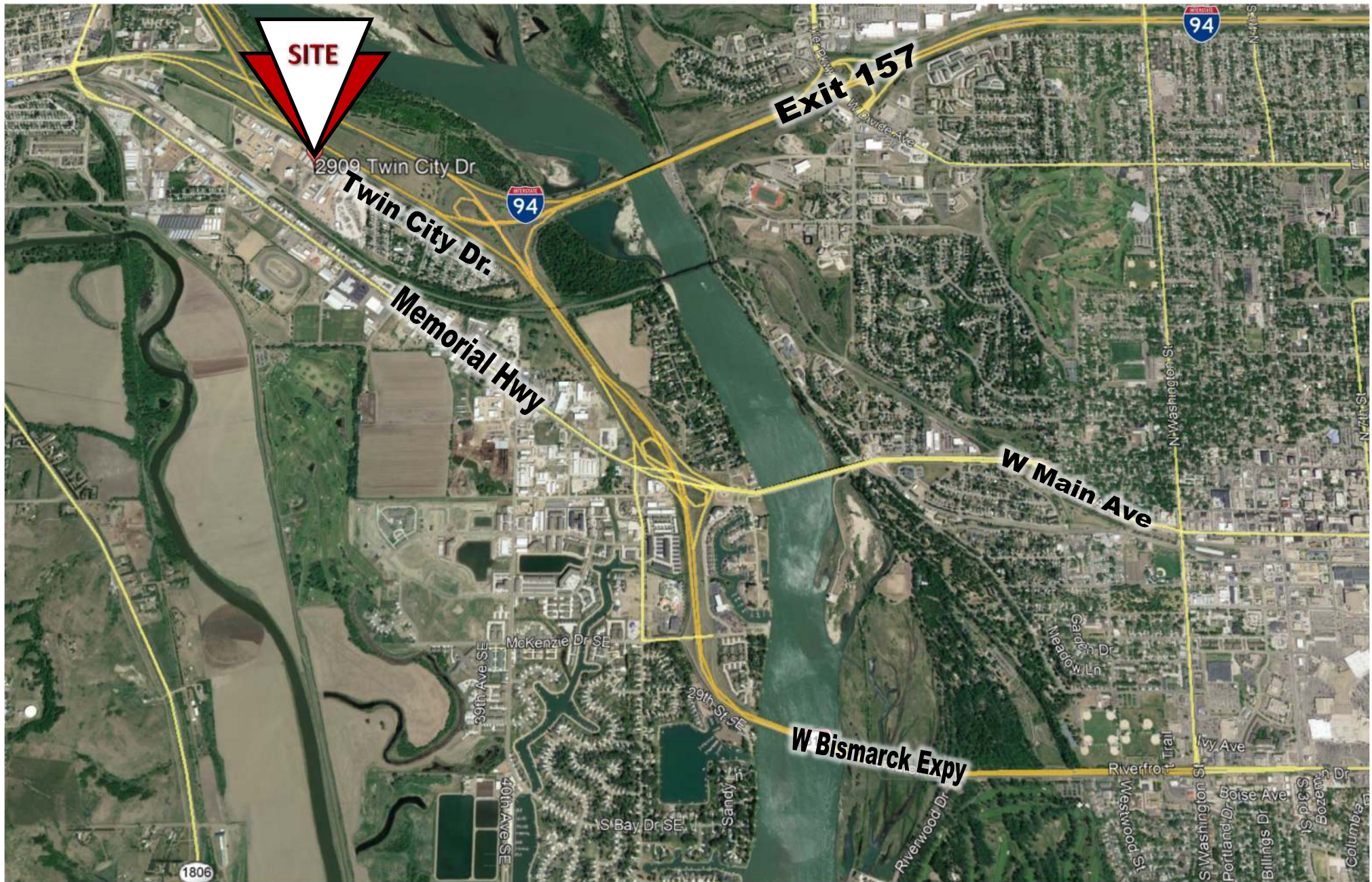



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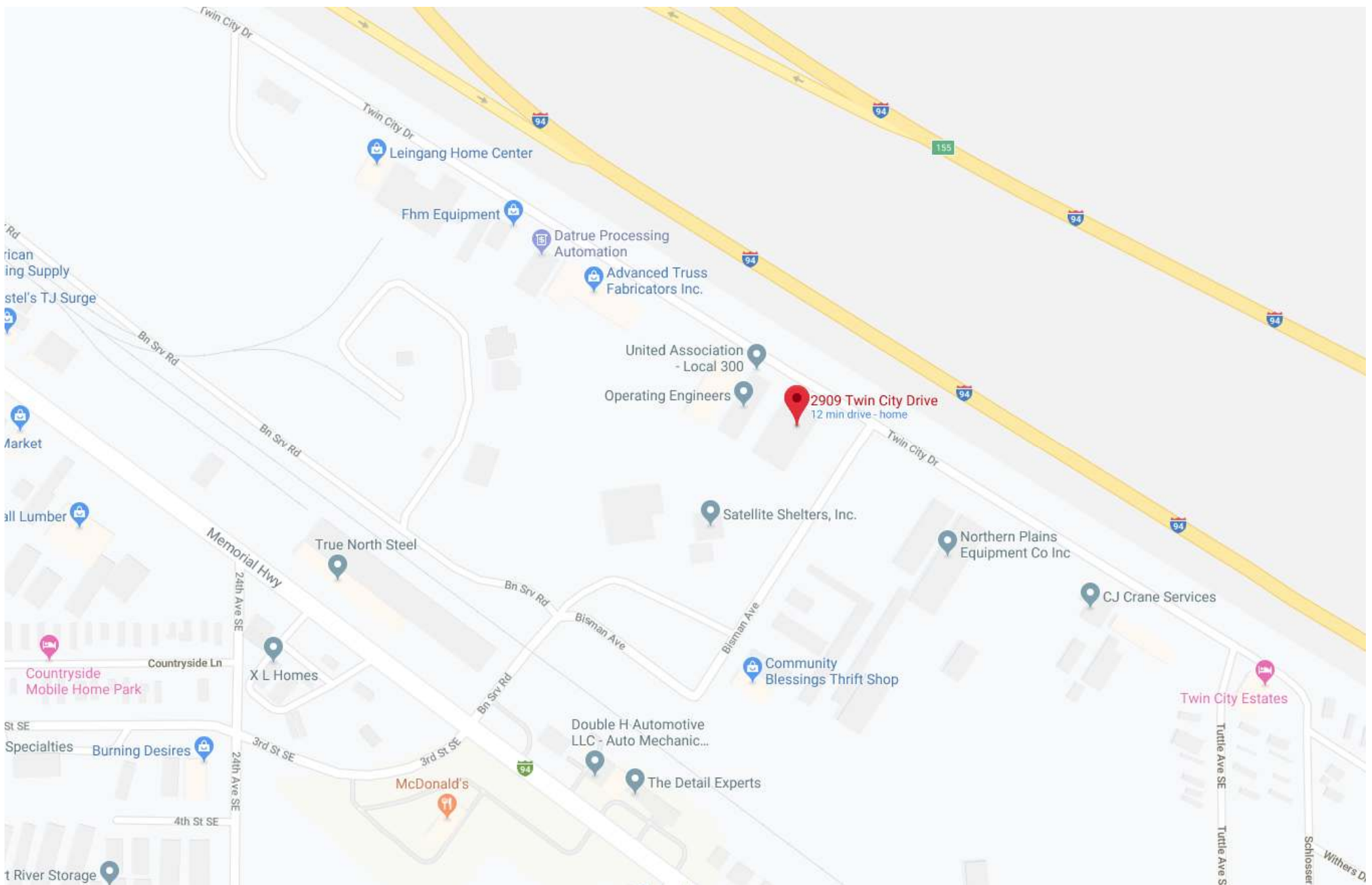


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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.