

# Hamburg Industrial Park

4203 Hagen Ave - Bismarck, ND

88,862 sf - \$5.00 psf



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## Executive Summary for Sale

<b>Parcel ID:</b>	2090-002-100
<b>Address:</b>	4203 Hagen Ave - Bismarck, ND
<b>Legal Description:</b>	HAMBURG INDUSTRIAL PARK 1ST Block: 2 LOT 3
<b>Property Name:</b>	Hamburg Industrial Park Phase I
<b>Price:</b>	\$5.00 psf / \$444,310.00
<b>Lot Size:</b>	88,862 sf (174.24 (W) x 510 (D))
<b>Zoning:</b>	MA Light Industrial
<b>Taxes 2017:</b>	\$1,137.72
<b>Specials:</b>	
<b>Balance -</b>	\$4,489.97
<b>Installment -</b>	\$845.65
<b>Utilities:</b>	City Water, Natural Gas, Capital Electric in easement area
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.	

### Sale: \$444,310

- Easy access to Expressway and I-94
- Lot has been filled at grade level for building
- Buyer's Responsibility:
  - Septic System
  - Future Street Light Specials
  - Current Specials
- Paved Hagen Ave

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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



# 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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