

Commercial Parcel in NW Bismarck
1147 W Capitol Av - 1165 W Turnpike
1170 W Divide Ave - Bismarck ND

- Sale Price
\$510,060 / \$12 psf

- Lot Size 3 Lots

Lot C of Lot 1	9,367 sf
Lot 2	16,905 sf
Lot 3	<u>16,233 sf</u>
Total	42,505 sf

- Zoned CG

- Taxes \$952 (2016)

- No Special Assessments

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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.



The Leader In Commercial

W Turnpike & W Divide Av

➤ Area Businesses

- Dan's Supermarket
- Cenex
- Sports Stadium
- The Lodge
- State Office Building
- Eye Centers of the Dakotas
- Lowe's
- Kohl's
- Best Buy
- PetsMart
- Horizon Financial Bank
- Texas Roadhouse
- Johnny's Carino's
- Gate City Bank
- Capitol Credit Union
- Cracker Barrel
- Wendy's
- McDonalds
- Taco John's
- Eckroth Music
- Future Captain Jacks
- Proximal 50

➤ Potential Uses

- Professional Offices
- Commercial
- Office / Condo
- Video Store
- Service
- Retail
- Fast Food
- Medical

➤ Easy Access to I-94

➤ Great Visibility

Demographics

Drive Time	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>15 Minutes</u>	<u>MSA</u>
Population	23,025	74,512	84,698	104,944

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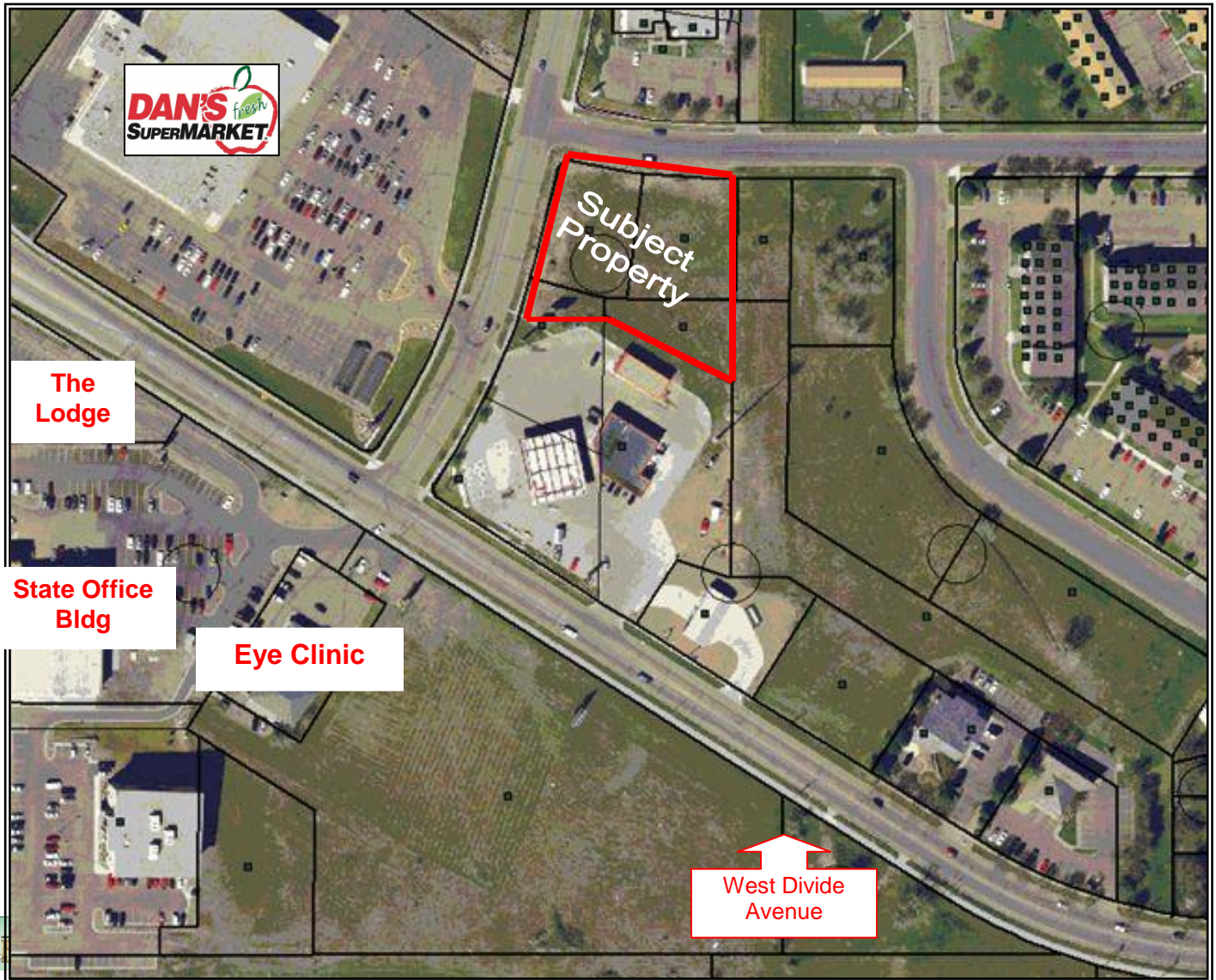


West Divide Avenue



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Subject Property ★



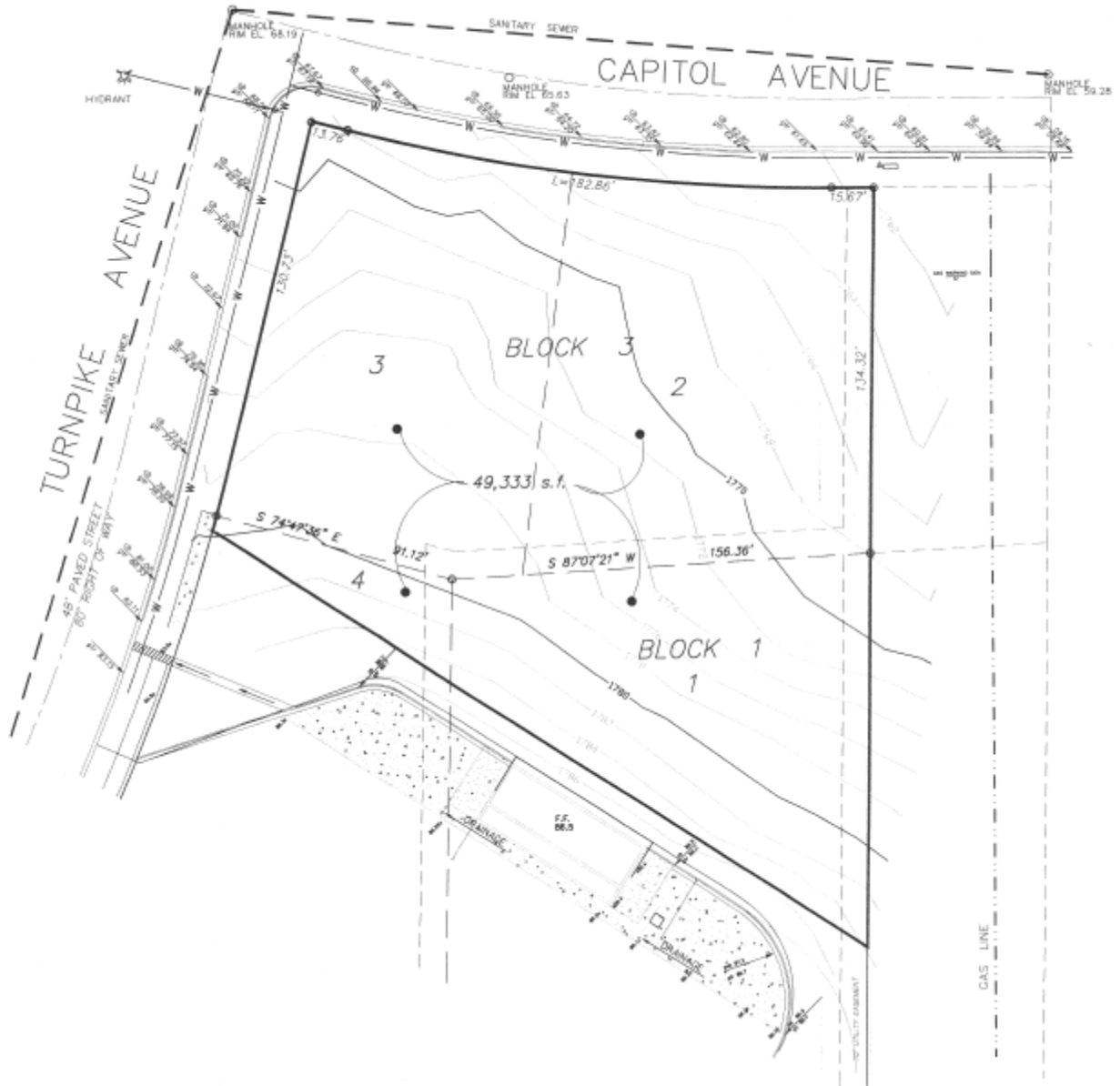
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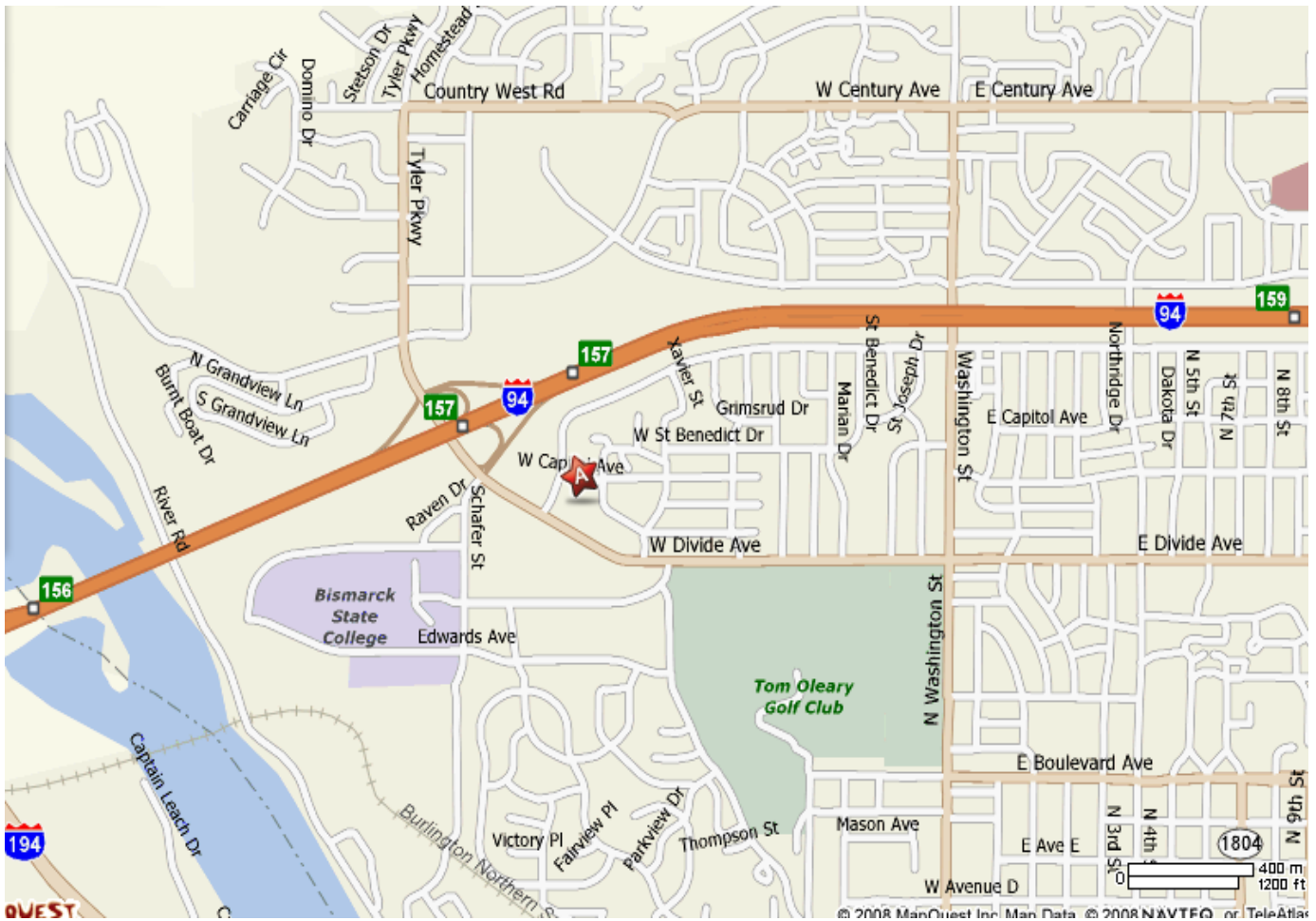


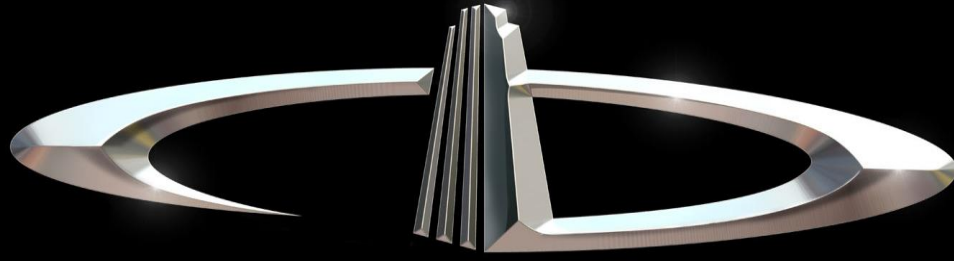


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Subject Property ★





DANIEL COMPANIES

The Leader in Commercial Real Estate

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



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