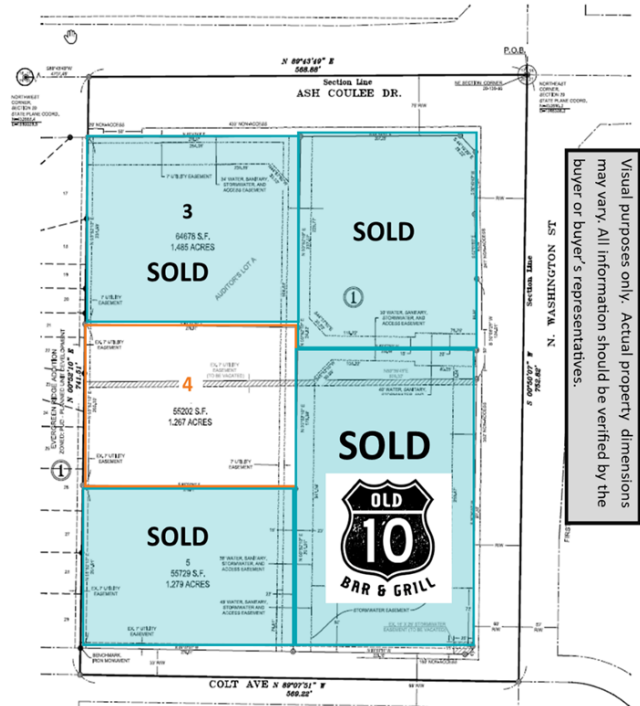
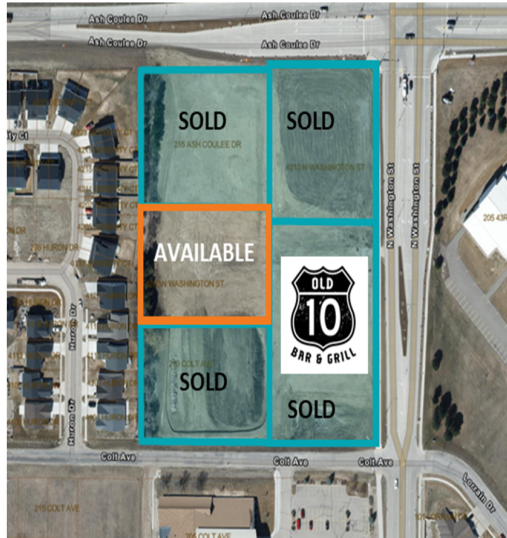


LAND FOR SALE

4200 N WASHINGTON STREET | BISMARCK, ND





Visual purposes only. Actual property dimensions may vary. All information should be verified by the buyer or buyer's representatives.

OFFERING SUMMARY

| | |
|-------------|--------------|
| Sale Price: | \$12.00 / SF |
| Lot Size: | 55,202 SF |
| Zoning: | RT |
| Market: | Bismarck |

PROPERTY OVERVIEW

One lot remaining in North Bismarck with great access and visibility. In the immediate surrounding area: both a middle and an elementary school, 300+ assisted care unit, family medical office, full-service gas station/car wash, and a middle to high-end residential development.

PROPERTY HIGHLIGHTS

- Owner will consider Build-to-Suit
- Easy ingress/egress with right-in and right-out on Ash Coulee and N Washington St to be developed
- Roadway project completed

| STATUS | LOT # | SUB-TYPE | SIZE | PRICE | ZONING | DESCRIPTION |
|-------------|-------|----------|-----------|--------------|----------------|--|
| Unavailable | 2 | Retail | 87,872 SF | N/A | Conditional CG | |
| Unavailable | 3 | Retail | 64,678 SF | N/A | RT | |
| Available | 4 | Retail | 55,202 SF | \$12.00 / SF | RT | 2023 Taxes \$4,722.38 Special installments \$1,415.39 / Balance \$6,849.64 |
| Unavailable | 5 | Retail | 55,729 SF | N/A | RT | |



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