

# LAND FOR SALE

4518 MEMORIAL HIGHWAY | MANDAN, ND





## OFFERING SUMMARY

Sale Price:	\$1,603,340
Lot Size:	80,167 SF
Zoning:	CC - Commercial/Light Industrial Transition

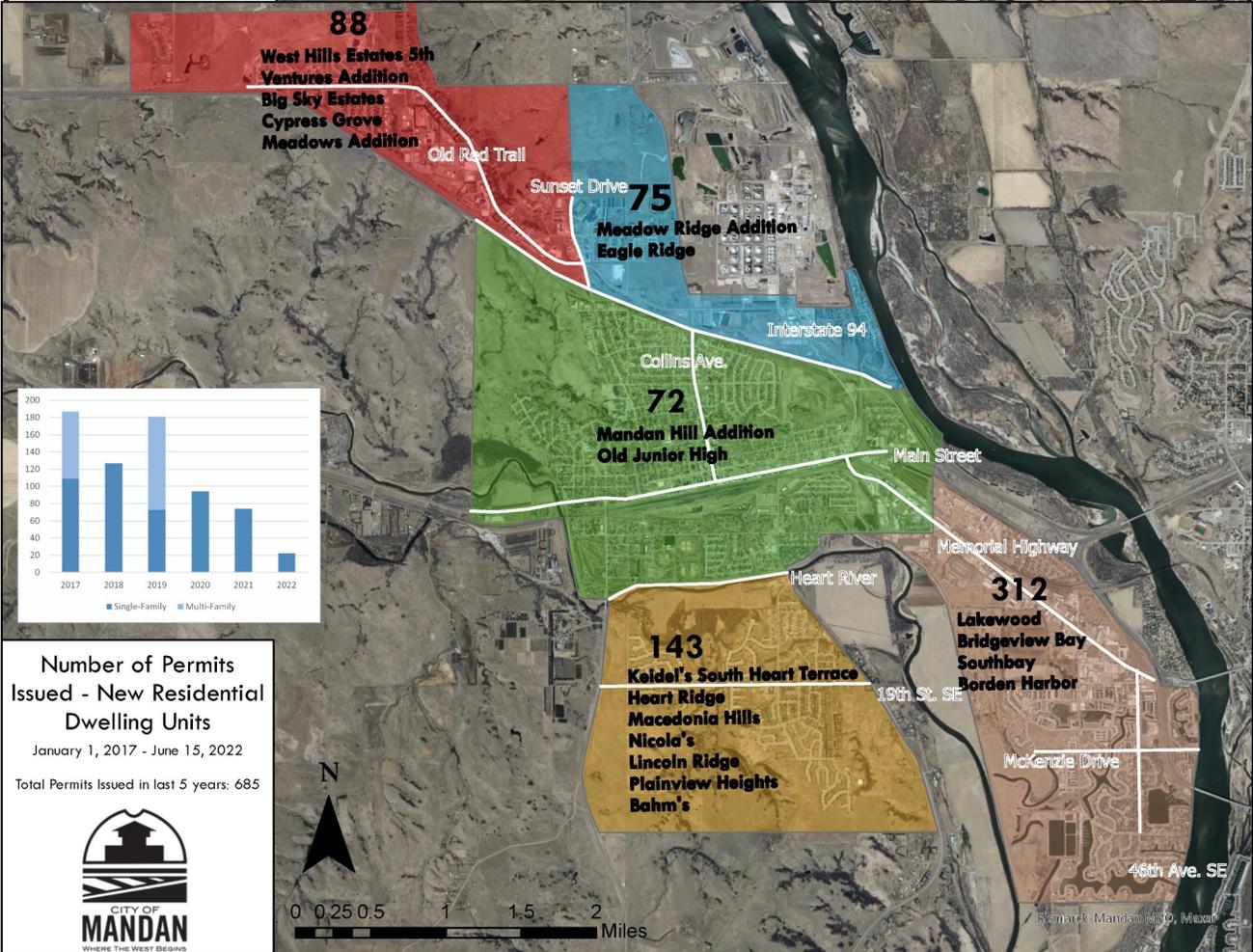
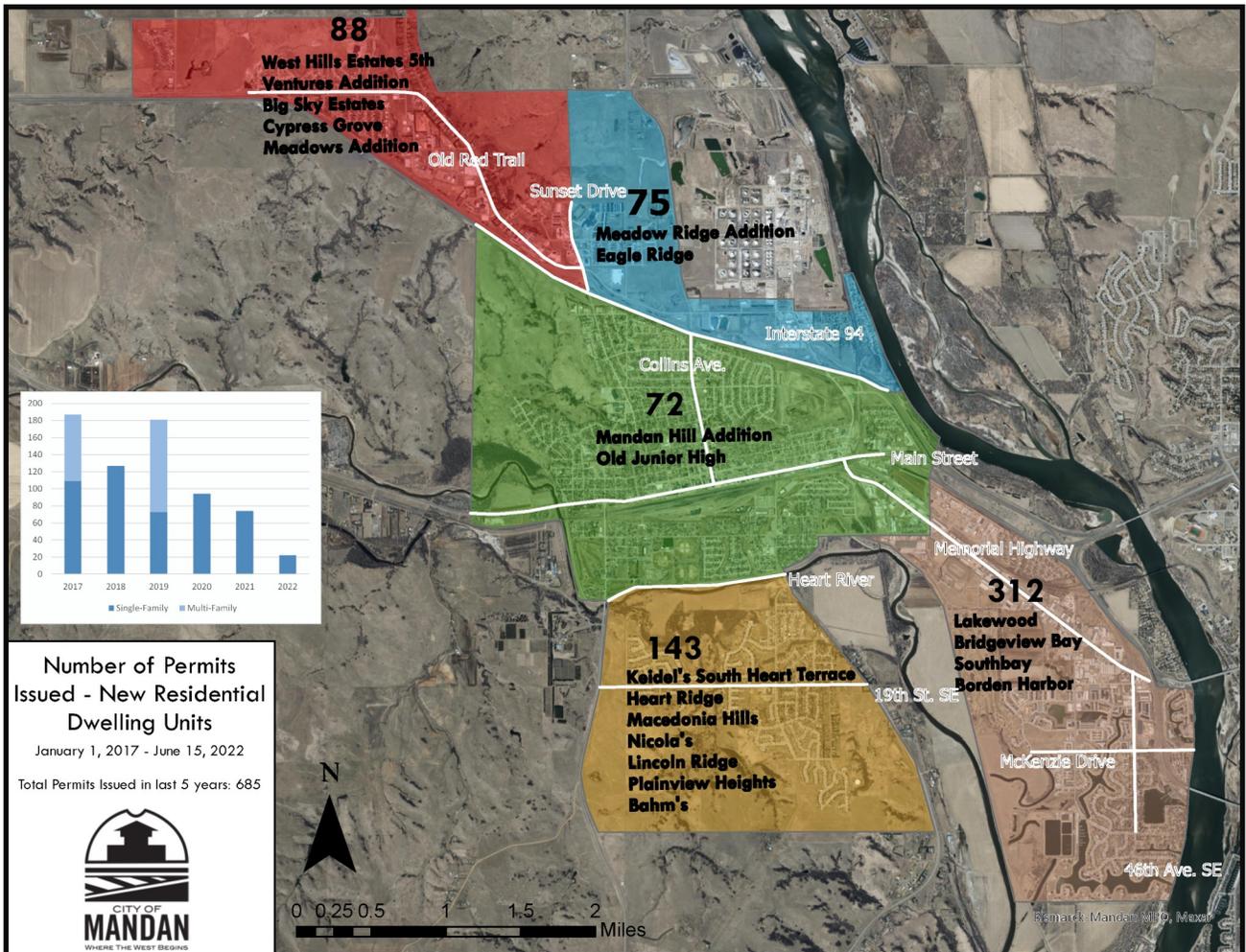
## PROPERTY OVERVIEW

Excellent lot on Memorial Highway. Located next to Memorial Square, just off of I-94. This location is within a 10 minute drive time for 77% of the population of the Bismarck-Mandan area.

## PROPERTY HIGHLIGHTS

- High traffic
- Great visibility
- Easy access to I-94
- Next to Memorial Square
- PID#: 65-5097300
- Taxes (2022): \$3,421.26





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