LAND FOR SALE 4313 HAGEN AVE | BISMARCK, ND





EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Last industrial lot available in Phase II of the Hamburg Industrial Park with easy access to Expressway and I-94.

PROPERTY HIGHLIGHTS

- 174.24' x 510'
- 260' of depth is improved
- 1,641' elevation
- Seller's responsibilities: City water to easement area and asphalt curb on Hagen Ave
- Buyer's responsibilities: Septic system, future street light specials, current specials
- Taxes (2022): \$1,397.83
- Specials: Installments \$407.21 / Balance \$2,373.36
- Property may be within new FEMA guidelines for flood plain. Buyer responsible for further investigation.

OFFERING SUMMARY

Sale Price:	Under Contract
Lot Size:	88,862 SF
Zoning:	MA
Market:	Bismarck
Submarket:	Southeast



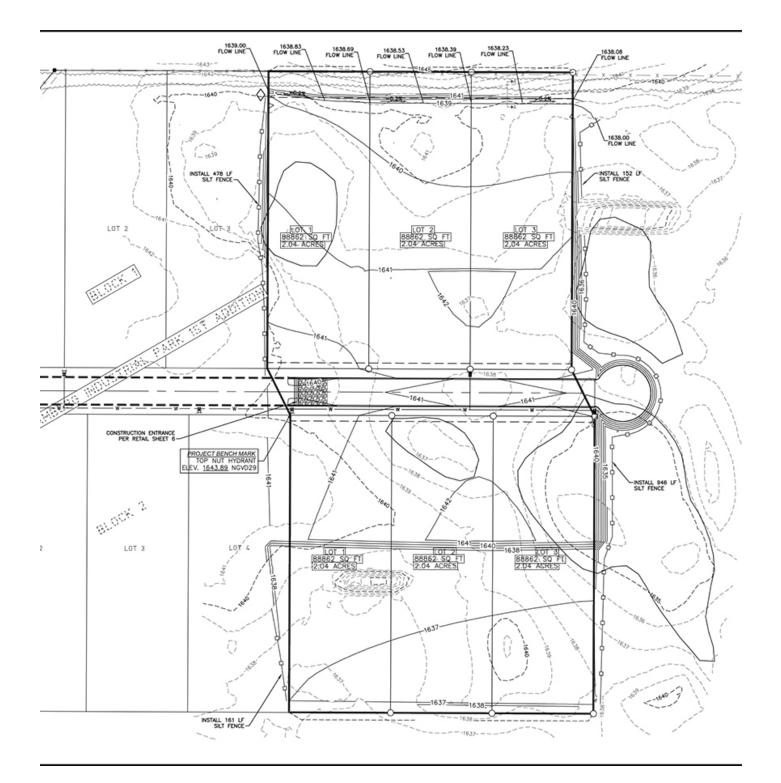
LAND LOTS



#	# OF LOTS 1 TOTAL LOT SIZE - TOTAL LOT PRICE \$225,000					
STATUS	LOT #	ADDRESS	APN	SIZE	PRICE	ZONING
Unavailable	1 Block 1	4304 Hagen Ave	2095-001-001	88,862 SF	N/A	MA
Unavailable	2 Block 1	4312 Hagen Ave	2095-001-050	88,862 SF	N/A	MA
Unavailable	1 Block 2	4305 Hagen Ave	2095-002-001	88,862 SF	N/A	MA
Sold	2 Block 2	4313 Hagen Ave	2095-002-050	88,862 SF	N/A	MA
Unavailable	3 Block 2	4321 Hagen Ave	2095-002-100	88,862 SF	N/A	MA



ADDITIONAL PHOTOS





LOCATION MAPS





BUILDING RELATIONSHIPS. BUILDING THE COMMUNITY.™



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