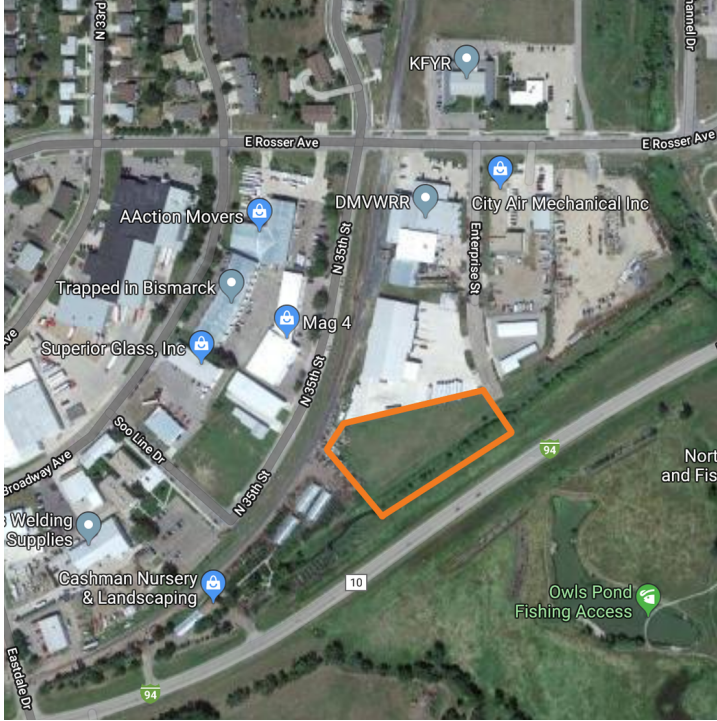


INDUSTRIAL FOR SALE

3408 E MAIN AVE | BISMARCK, ND





OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	113,392 SF
Zoning:	MA
Market:	Bismarck

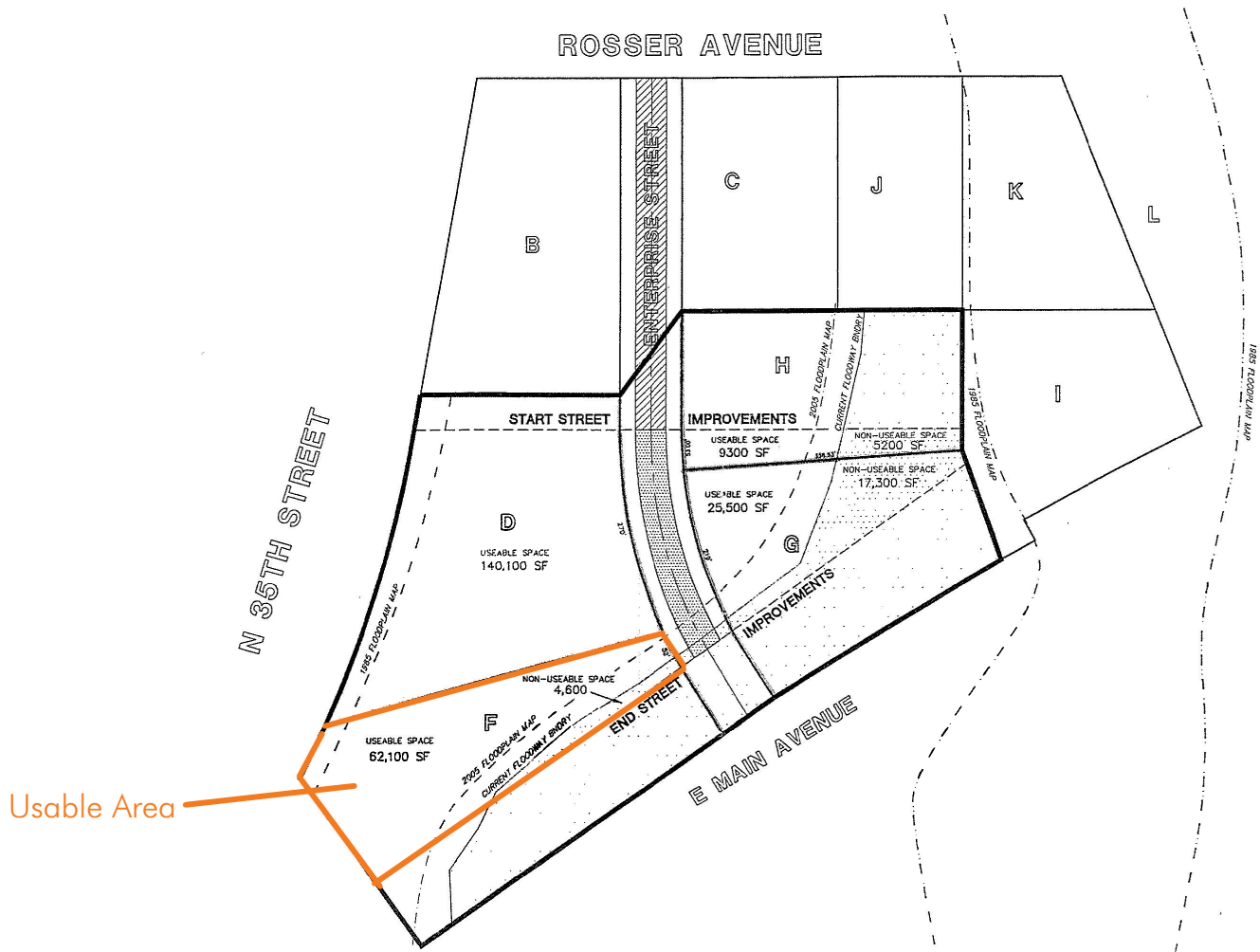
PROPERTY OVERVIEW

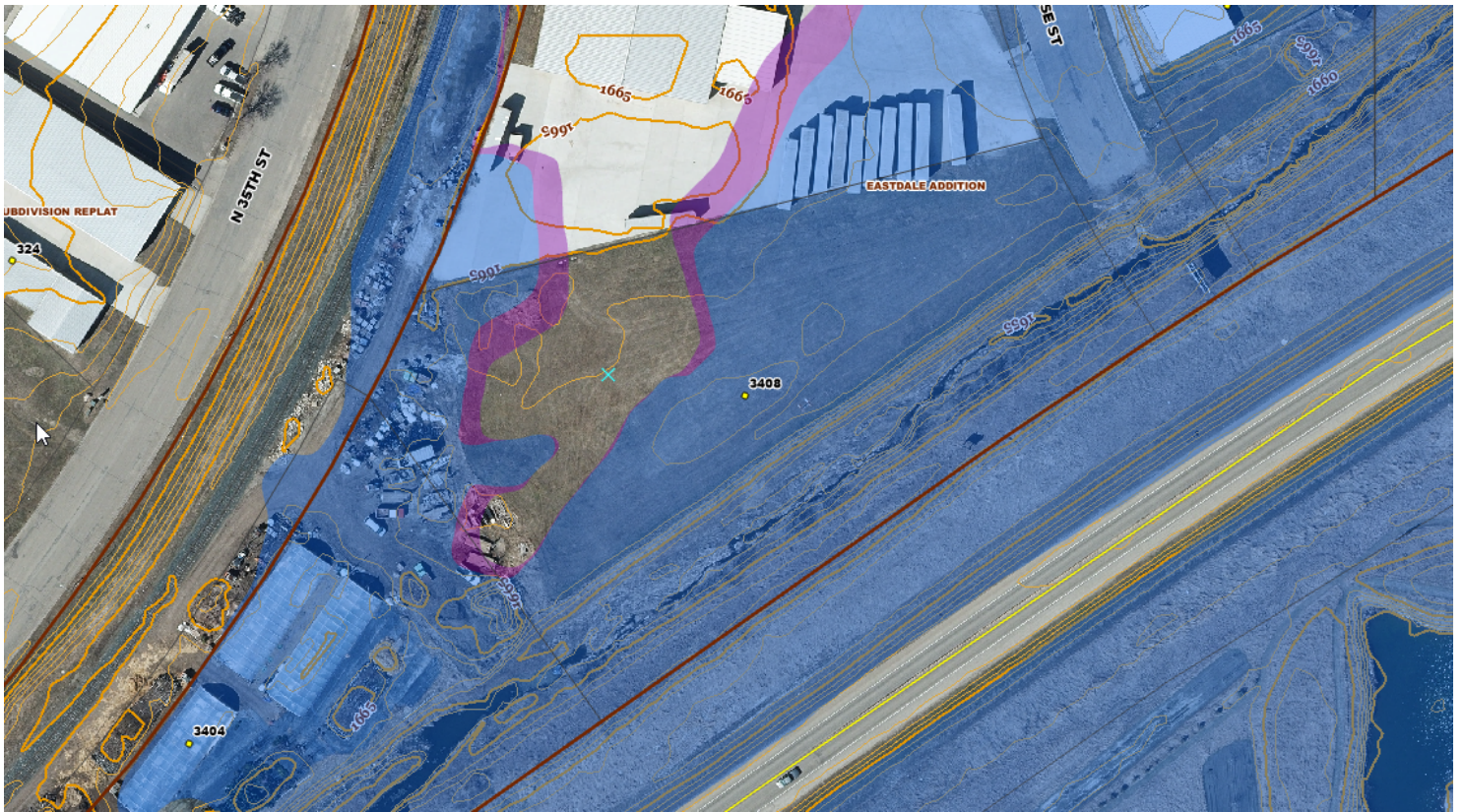
Highly visible lot on Main Avenue with great access to Bismarck Expressway and I-94.

PROPERTY HIGHLIGHTS

- Estimated 65,340 sf usable + 48,351 sf floodway
- Lot access off Enterprise Street with visibility on Main Ave
- City services to the lot line
- PID#: 0655-011-025
- Taxes (2020): \$1,849.30
- Specials- Installments: \$2,044.70 / Balance: \$9,309.31

(Not to Scale)





Blue = 100 Yr Flood Plain

Purple = 500 Yr Flood Plain



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