

FOR SALE

3613 & 3531 MEMORIAL HIGHWAY SE | MANDAN, ND





PROPERTY OVERVIEW

Property known as Royse's Produce! Great opportunity to own the largest piece of land currently available on Memorial Highway with approximately 275' of frontage. 2 parcels all to be sold together with some rental income. Buyer to identify flood plain.

SHOWING DISCLOSURE: All property visits must be pre-approved by listing broker. Absolutely no contact with tenants, management, or ownership without approval from listing brokers. DO NOT CONTACT MANAGER OR DISTURB OCCUPANTS. Please contact listing broker before any visit to the site.

PROPERTY HIGHLIGHTS

- Total of approximately 2.88 Acres
- Assemblage of 21,000 SF of Structures
- Multiple buildings
- OH Doors, Hot/Cold Water and Bathrooms, Floor Drains
- PID: 65-4475502 | Taxes (2024): \$13,787.90 | Specials Balance: \$0.00
- PID: 65-4475504 | Taxes (2024): \$10,929.92 | Specials Balance: \$0.00

OFFERING SUMMARY

<u>Sale Price:</u>	\$2,300,000
<u>Lot Size:</u>	2.88 Acres
<u>Zoning:</u>	Commercial / Agriculture



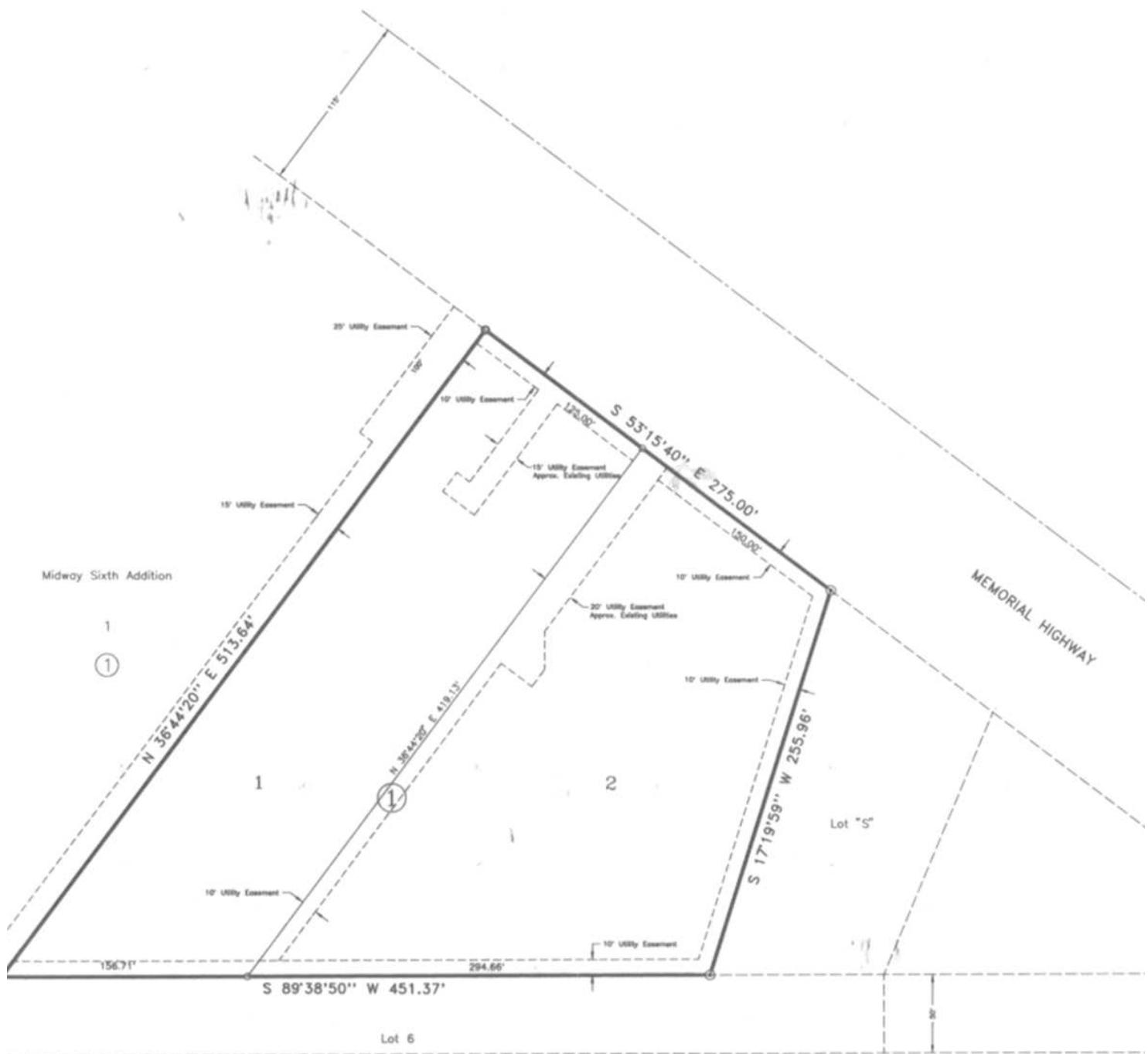
CONTACT LISTING AGENT FOR TENANT LEASE RATES.

UNIT	BUILDING SIZE	DESCRIPTION
A	2,450 SF	Leased Office area: Approximately 35' x 35'. Hot/cold water. Bathroom. Air & Heat. Front paved parking. Shop area: Hot/cold water. Bathroom. Radiant Heat. Large overhead door. Floor drains.
B	2,100 SF	Leased Shop area: Approximately 30' x 70'. Hot/cold water. Bathroom. Radiant heat. Large overhead door. Floor drain.
C & D	4,900 SF	Leased Shop area: Approximately 70' x 70'. Hot/cold water and bathroom. Radiant heat. Large overhead doors. Floor drain.
E	2,100 SF	Leased Shop area: Approximately 30' x 70'. Hot/cold water. Bathroom. Radiant heat. Large overhead door. Floor drain.
F	7,622 SF	Available Produce Market Stand: Approximately 80' x 40'. Hot & cold water. Bathroom & kitchen area. Office area. Floor drains. Front paved parking. Connected warehouse: Approximately 40' x 80'. Steel construction. Large overhead doors.
G	1,456 SF	Owner Occupied Residential Property: 1972 double wide home on a full concrete basement.
H	1,200 SF	Owner Occupied Garage: approximately 30' x 40' 2-car garage. Heated with water service. Front paved area.



DISCLAIMER: Per City Assessment Drawings. All building dimensions to be verified by buyer.







100 Year Floor Plain Map * Property may be within new FEMA guidelines for flood plain. Buyer responsible for further investigation.*



Memorial Hwy SE, Mandan





BUILDING RELATIONSHIPS.
BUILDING THE COMMUNITY.™



KRISTYN STECKLER, COMMERCIAL REALTOR®

Broker | Owner
701.527.0138
kristyn@thecragroup.com



@THECRAGROUP

Although information has been obtained from sources deemed reliable, neither Owner nor CRA makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Property may be withdrawn without notice. Neither Owner nor CRA accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Photos, logos, and other images herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.