

FOR SALE

3613 & 3531 MEMORIAL HIGHWAY SE | MANDAN, ND



Memorial Hwy SE





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

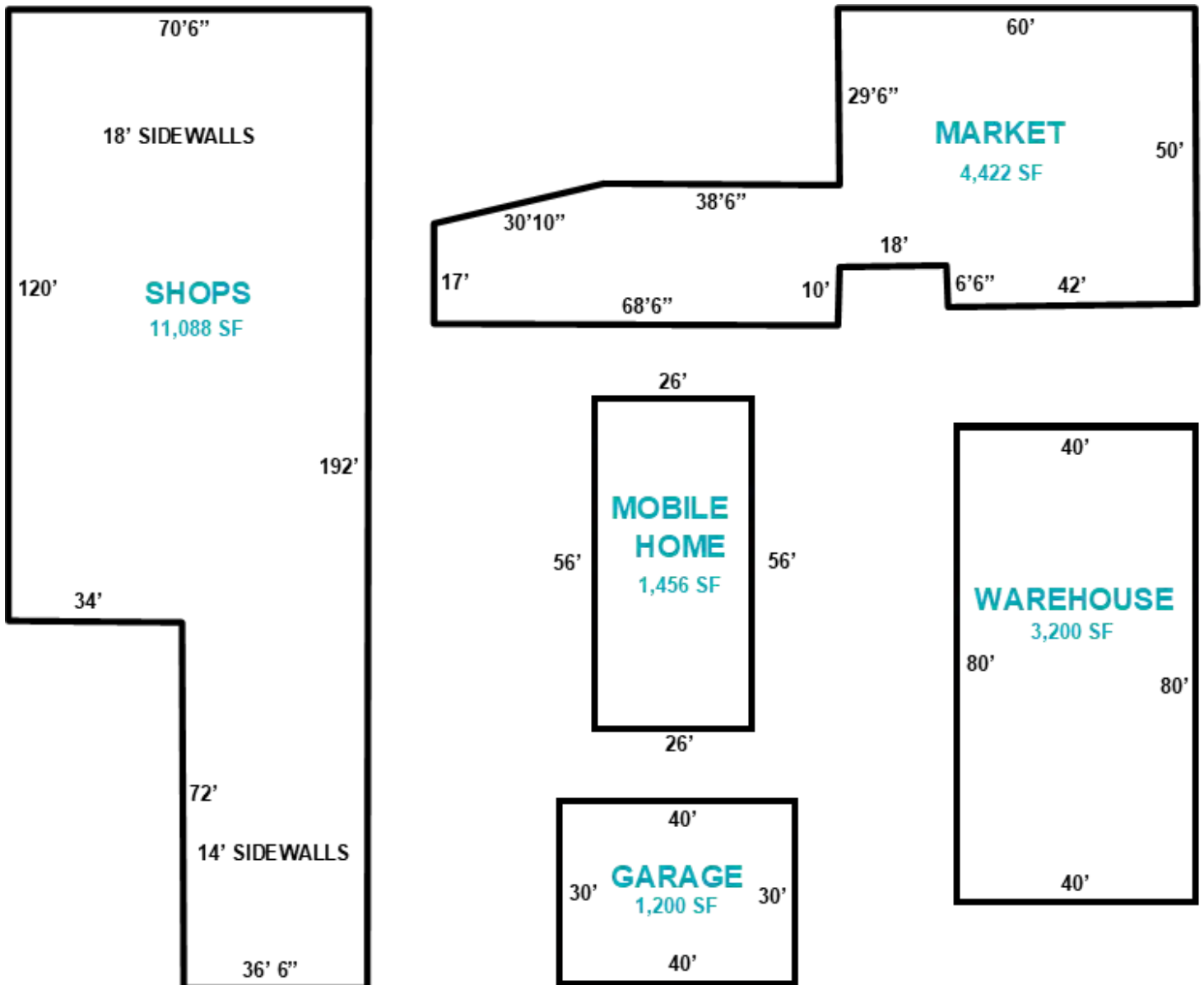
OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	2.88 Acres
Zoning:	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.



[illegible]



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



Memorial Hwy SE, Mandan



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