

**FOR SALE**



**4800 Ottawa St, Bismarck**

**Commercial Lot in North Bismarck**

- Sale Price: \$175,000
- Lot Size: 22,404 SF
- Zoned: CG Commercial
- Great North Bismarck Location
- Taxes: \$4,760
- Specials: Installments: \$3,863; Balance: \$18,030
- Area Businesses: Walmart, Costco, Hay Creek Shops, Dicks, Michaels, Pancheros, MacKenzie River, Plant Perfect, Case Wise, Ace Hardware, Sky Zone, Tires Plus, Tractor Supply and more!



**George Yineman**  
Broker / President

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**RISE PROPERTY BROKERS**

1010 E Central Avenue  
Bismarck, ND 58501

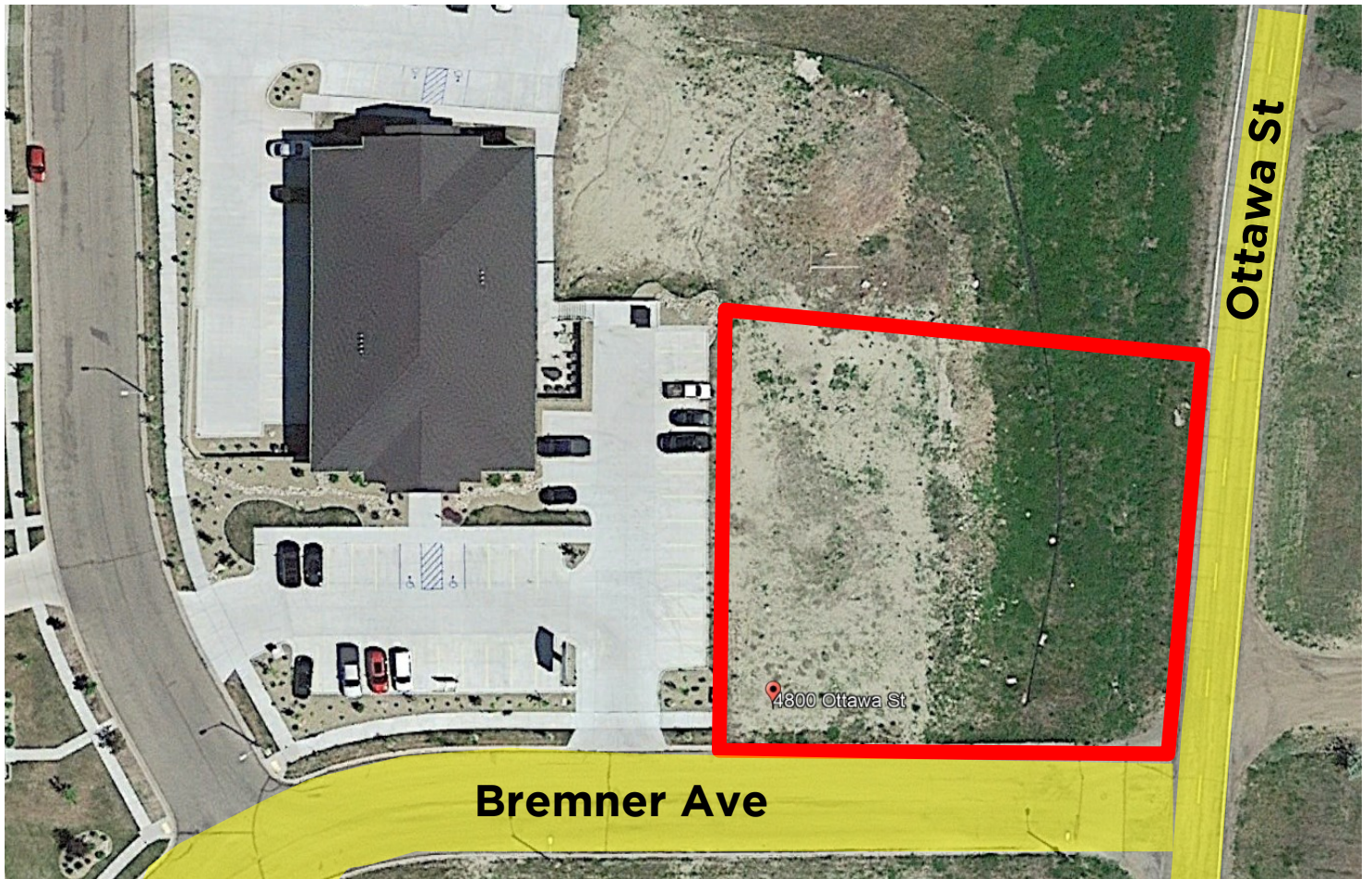
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# 4800 Ottawa St



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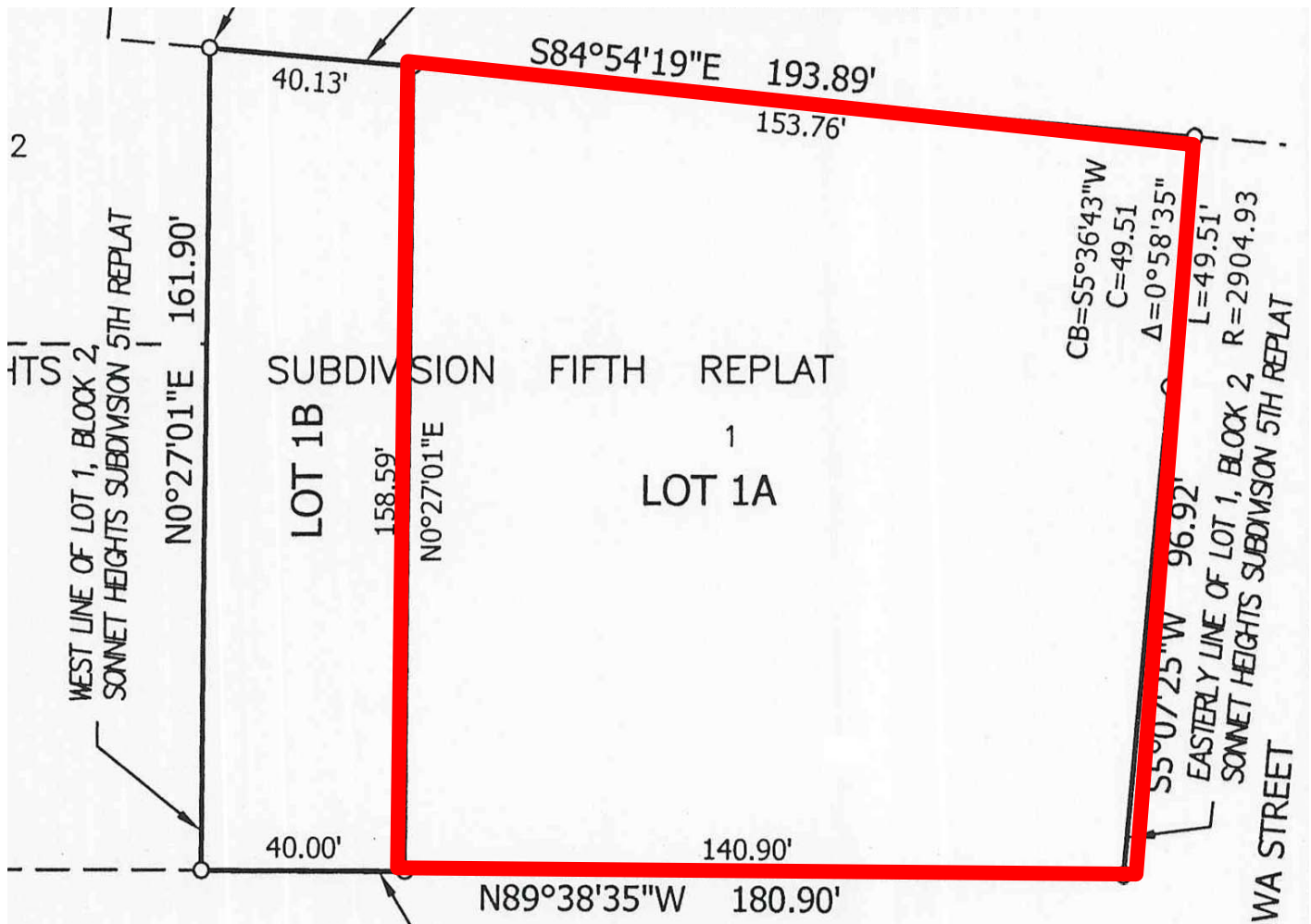
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On east side, lot is encumbered by one 10-foot utility easement, one 15-foot utility easement, one 10-foot utility & slope easement, and one 10-foot utility & drainage easement. There is also a 10-foot utility easement along the southern boundary of the lot.

The lot has a non-access restriction of 125 feet along Bremner Avenue and a 150-foot non-access restriction along Ottawa Street. Thus, access to the lot is limited to approximately 15 feet along its southwest corner by Bremner Ave. There is no access by Ottawa Street.



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# Property Location



## Property Details:

Property is located at the northwest corner of Bremner Avenue and Ottawa Street in North Bismarck. Just West of State Street and across from Walmart. Near many restaurants, stores, and amenities.



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## We RISE Together!



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comprehensive commercial real estate needs.**