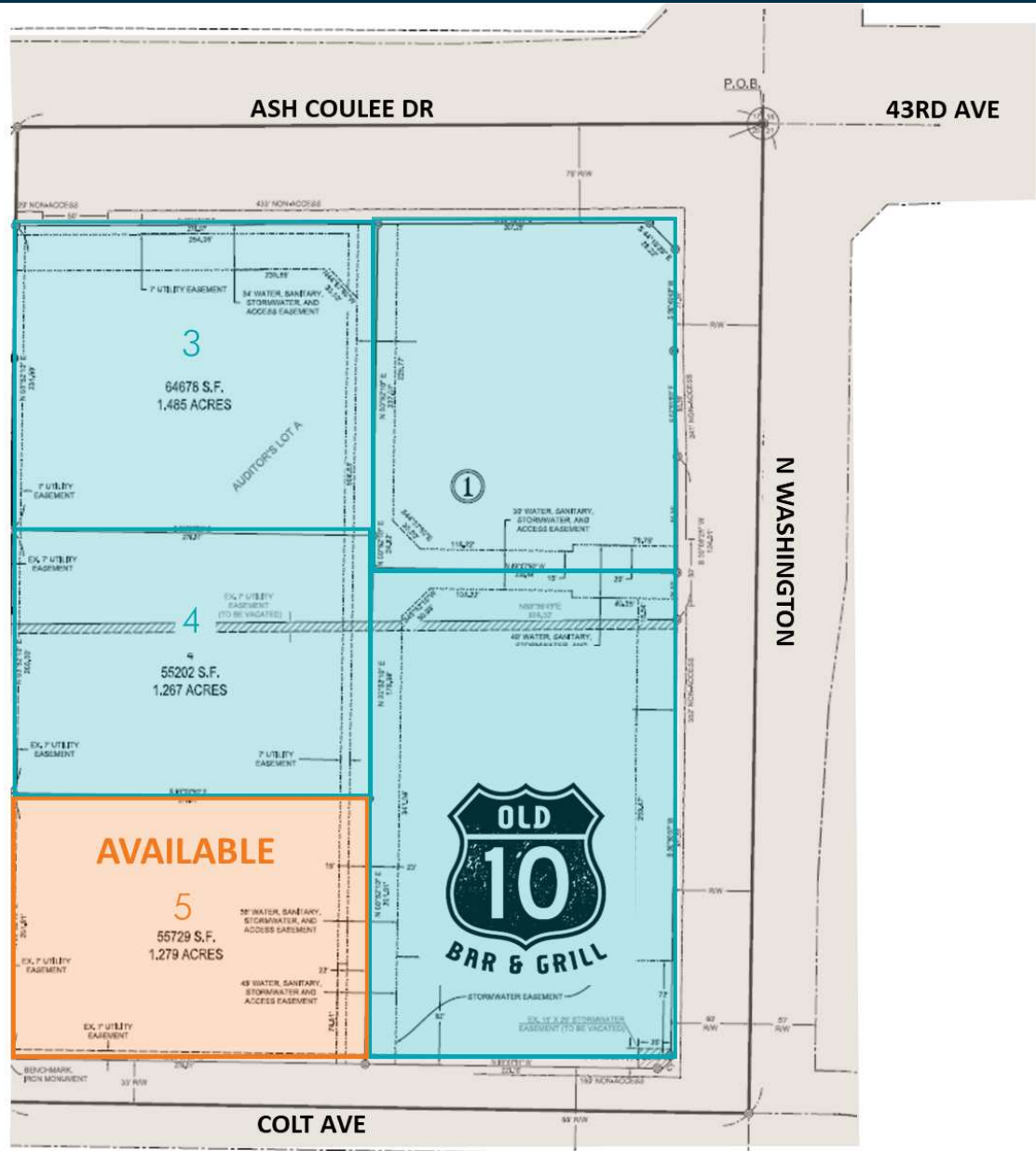
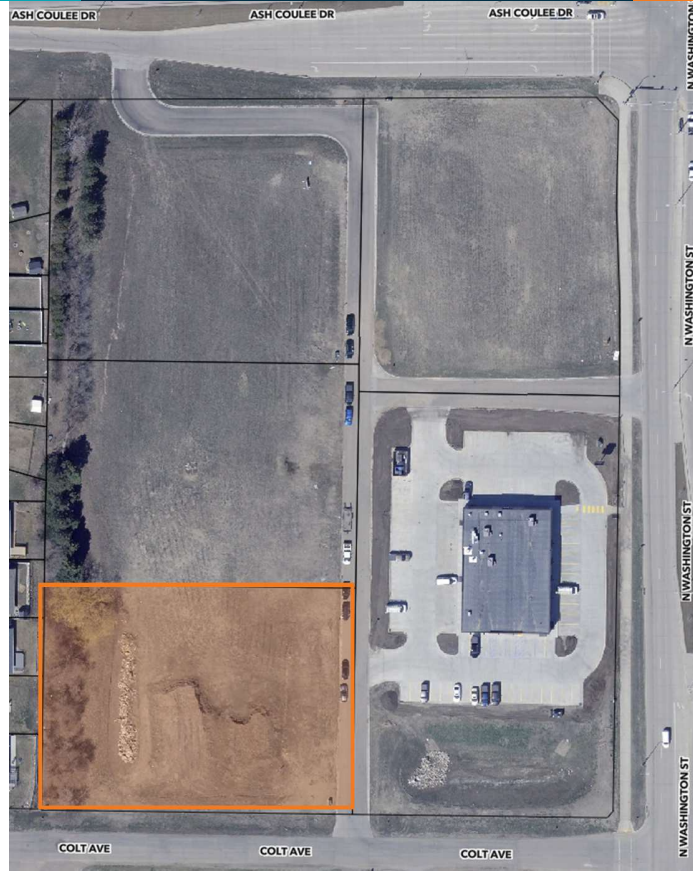


# LOT FOR LEASE

210 COLT AVE | BISMARCK, ND





## PROPERTY OVERVIEW

Great North Washington development lot! This high visibility, corner lot is just west of Old 10 Bar and Grill. Situated at the intersection of Colt Ave (public road) and a private development road to the east. Access off Colt Ave upon city approval.

## PROPERTY HIGHLIGHTS

- Ground Lease
- High visibility
- City services
- Lot Dimensions: Approximately 202' x 276'
- Also available for sale
- Taxes (2024): \$ 2,967.58
- Specials- Installments: \$1,618.87/ Balance: \$5,994.82

## OFFERING SUMMARY

Lease Rate Monthly:	\$6,733.92 (NNN)
Lease Rate SF/YR:	\$1.45 (NNN)
Lot Size:	55,729 SF
Zoning:	RT
Submarket:	North West Bismarck











# CRA

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