

LOTS FOR SALE SOUTH OF 194 IN NE BISMARCK CHANNEL DR/MIRIAM AVE | BISMARCK, ND



HIGHLIGHTS:

- Zoning: MA Light Industrial
- Easy access to Bismarck Expressway & 194

LOT SIZE:

PARCEL 1	PARCEL 2	PARCEL 4
17.79 AC	7.65 AC	1.11 AC
774,809 SF	333,202 SF	48,485 SF
\$8.00 PSF	\$5.50 PSF	\$5.50 PSF

PRICE:

\$5.50 - \$8.00 PSF



Mathew Reichert

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PROPERTY DETAILS

PARCEL 1 | 2104 CHANNEL DRIVE

Lot 1, Block 1, RDO Hay Creek Industrial Addition

PID#: 2235-001-001

LEGAL DESCRIPTION: RDO HAY CREEK INDUSTRIAL ADDITION Block: 1 LOT 1

LOT SIZE: 774,809 SF (17.79 Acres) ZONING: MA - Light Industrial

2024 TAXES: \$71,035.26

SPECIAL ASSESSMENTS: \$46,098.88 Installment; \$239,142.76 Remaining Balance

PRICE: \$8.00 PSF (\$6,198,472.00)

PARCEL 2 | 2022 CHANNEL DRIVE

Lot 3, Block 1, RDO Hay Creek Industrial Addition

PID#: 2235-001-200

LEGAL DESCRIPTION: RDO HAY CREEK INDUSTRIAL ADDITION Block: 1 LOT 3

LOT SIZE: 333,202 SF (7.65 Acres) **ZONING:** MA - Light Industrial

2024 TAXES: \$32,450.11

SPECIAL ASSESSMENTS: \$22,917.88 Installment; \$117,305.11 Remaining Balance

PRICE: \$5.50 PSF (\$1,832,611.00)

PARCEL 4 | 3405 MIRIAM AVENUE

Lot 2, Block 2, RDO Hay Creek Industrial Addition

PID#: 2235-002-050

LEGAL DESCRIPTION: RDO HAY CREEK INDUSTRIAL ADDITION Block: 2 LOT 2

LOT SIZE: 48,485 SF (1.11 Acres) **ZONING:** MA - Light Industrial

2024 TAXES: \$5,359.03

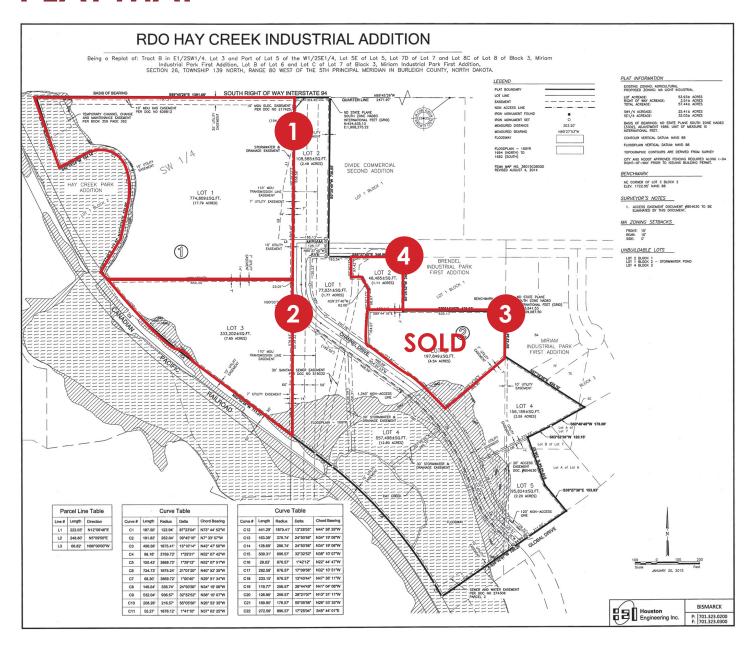
SPECIAL ASSESSMENTS: \$3,885.86 Installment; \$19,898.68 Remaining Balance

PRICE: \$5.50 PSF (\$266,667.50)



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PLAT MAP





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LOCATION MAP

