



## HIGHLIGHTS:

- Zoning: MA - Light Industrial
- Easy access to Bismarck Expressway & I94

## 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

Founder | Associate Broker | Partner  
CCIM | Commercial Realtor®

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**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPPREALSTATE.COM](http://WWW.ASPENGROUPPREALSTATE.COM)**

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**FOR SALE**  
**LOTS FOR SALE SOUTH OF I94 IN NE BISMARCK**  
**CHANNEL DR/MIRIAM AVE | BISMARCK, ND**

## 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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**BISMARCK**



## LOCATION MAP



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