

# 3.43 AC OF COMMERCIAL LAND

## HIGHWAY 2 FRONTAGE

401 REIGER DRIVE WILLISTON, ND 58801

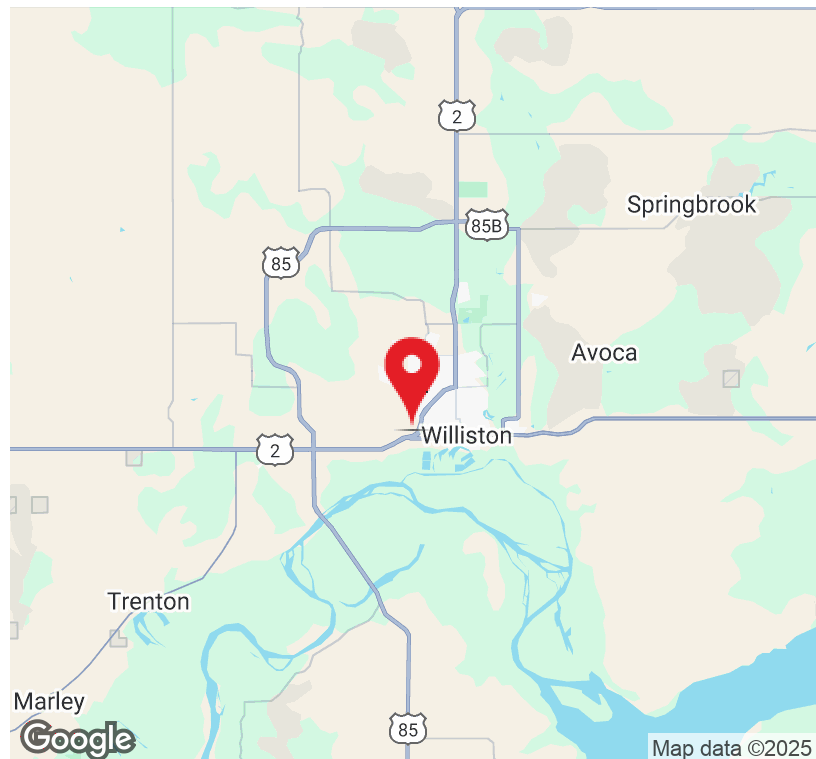
FOR SALE



**SALE PRICE CALL FOR PRICING**

### PROPERTY HIGHLIGHTS

- 3.43 +/- AC of Available Land
- Fully Stabilized, Partially Paved with Asphalt and a Full Concrete Driveway Approach
- City Storm Drain, Sewer, & Water Connections on Property
- Two Fire Hydrants, Telecommunications Box, & at Least Two Electrical Stubs
- Developer Can Build Up to 2 Stories on the Site
- Zoned C-2 | Commercial
- Parcel ID: 01-538-00-00-01-031
- Ideally Located Just West of the Williston CBD with Highway 2 Frontage - 9,100+ VPD



**Mike Elliott**  
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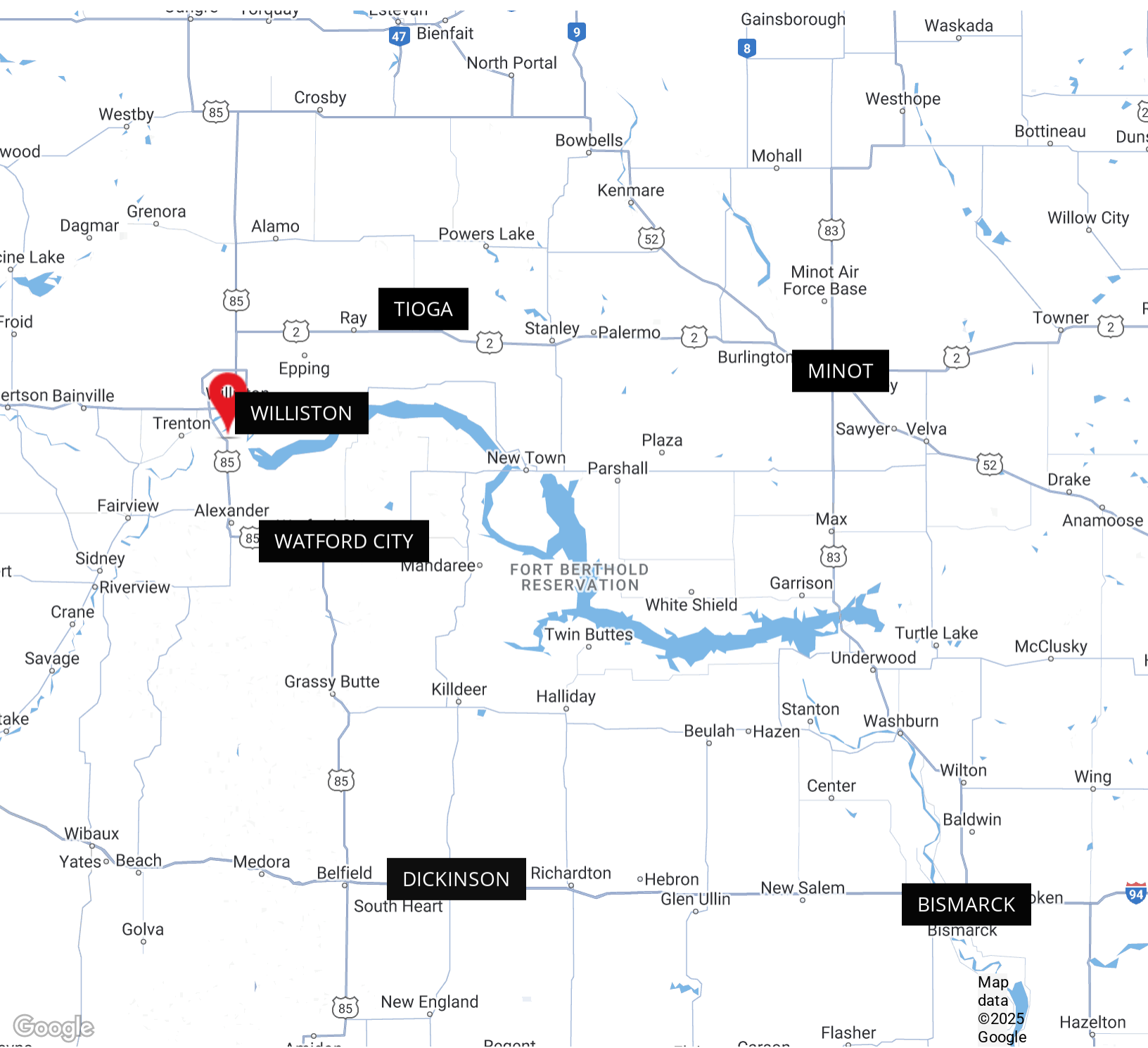
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### REGIONAL MAP



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### ADDITIONAL PHOTOS



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### RETAILER MAP



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#### UTILITY MAP



ORANGE= CITY STORM DRAIN CONNECTION, BLUE= CITY WATER LINE/CURB STOPS, GREEN=CITY SEWER LINE/CONNECTION, E=ELECTRICAL STUB, F= FIRE HYDRANT, TC=TELECOMMUNICATIONS

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