



**GREAT POTENTIAL FOR
CONVENIENCE STORE**

SITE

PARSHALL

LOT SIZE:

14.24 ACRES | 620,294 SF

PRICE:

\$625,000.00



Charles Reichert

Commercial Realtor®

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HIGHLIGHTS:

- Excellent Mixed-Use Development Opportunity
- Zoning: A-Agricultural
- Utilities Installed on Hwy 37 to Hwy 23
- Great Visibility at the intersection of two State Highways
- Located in the Heart of the Bakken, Parshall is 1 hour SW of Minot & just 40 minutes from Hwy 83

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

PID#: 58-0059700

LEGAL DESCRIPTION: OUTLOT 2 OF LOT 1 S19 T152 R89

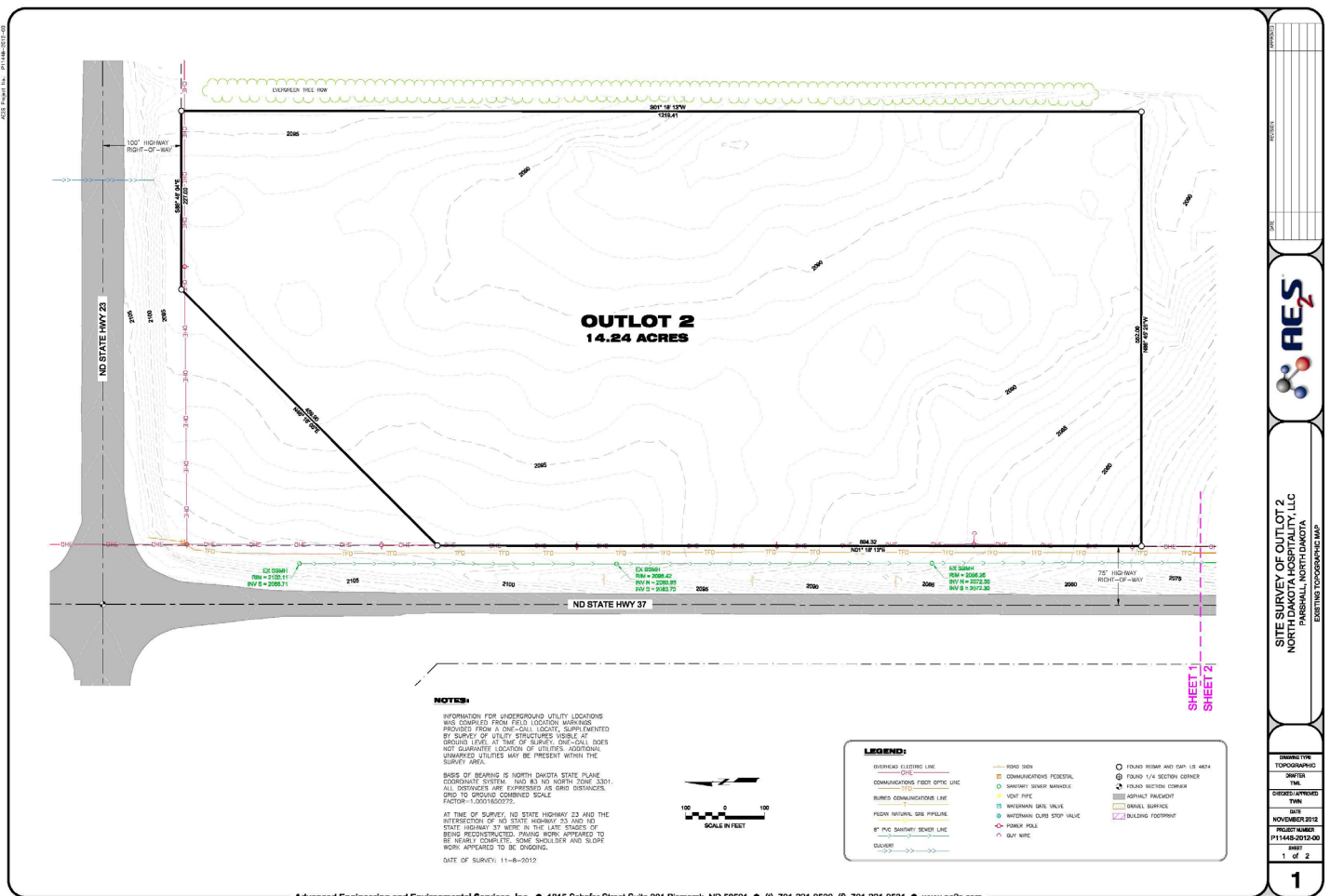
LOT SIZE: 14.24 Acres (620,294 SF)

ZONING: A - Agricultural

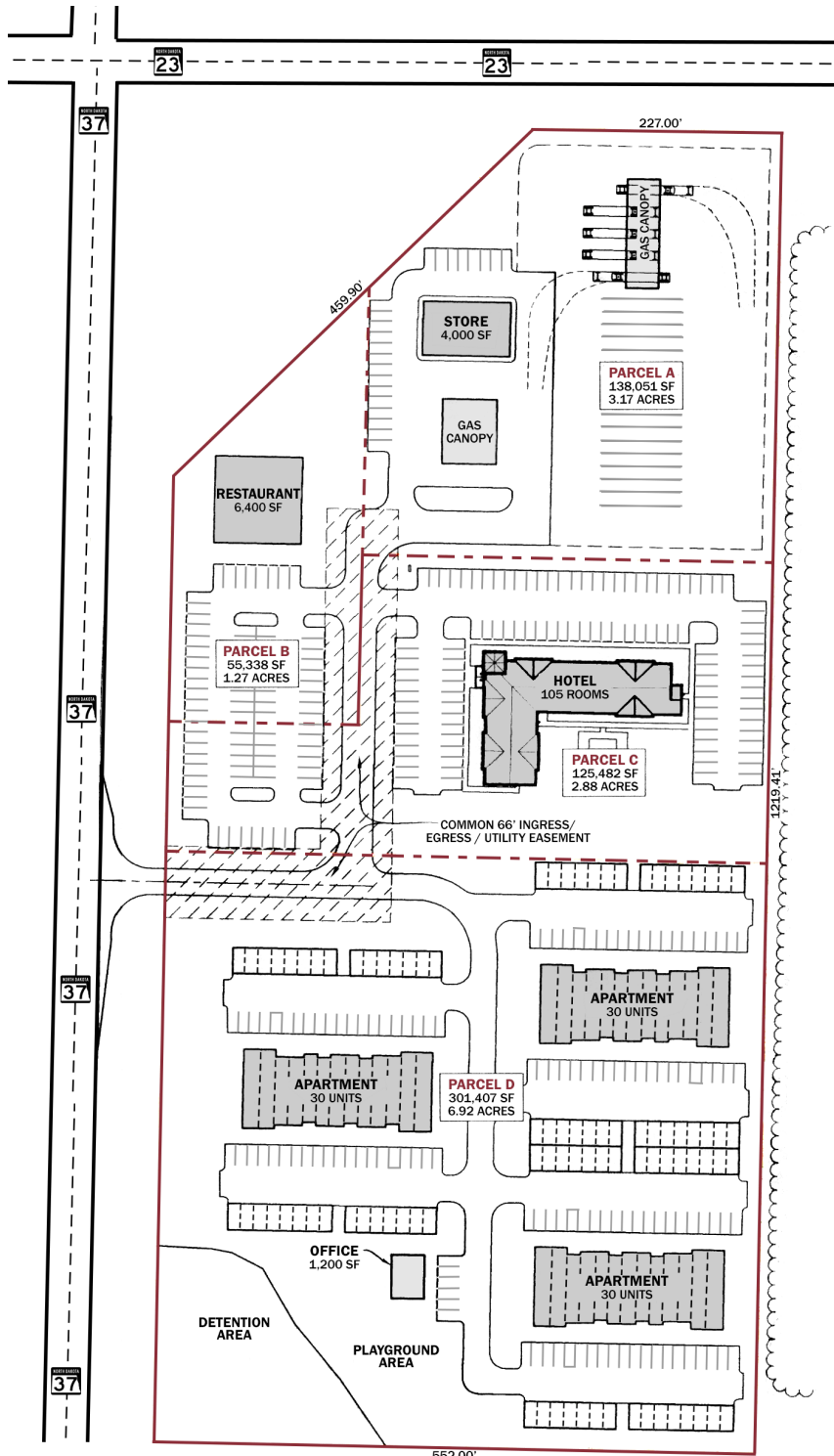
2023 TAXES: \$78.98

SPECIAL ASSESSMENTS: None at this time

ALTA SURVEY



CONCEPT LAYOUT | MIXED-USE DEVELOPMENT



MIXED-USE POTENTIAL USES:

- Bank
- Convenience Store
- Hotel
- Medical Complex
- Multi-Family Units
- Office Complex
- Restaurant
- Truck Stop

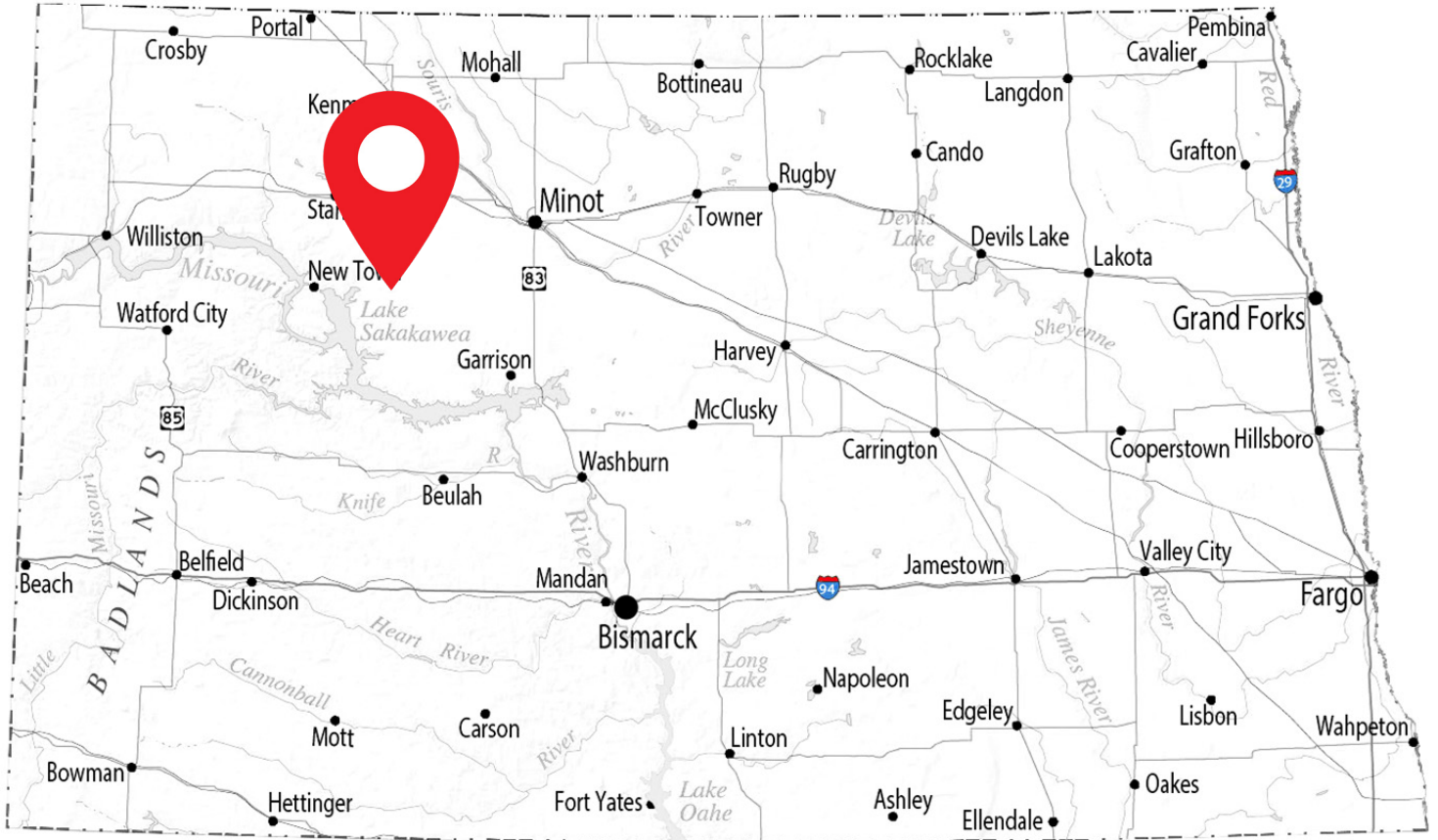
LOCATED NEAR:

- The City of Parshall, ND
- Lake Sakakawea
- Bakken Oil & Gas Reserves

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LOCATION MAP



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