



LOT SIZE:

336,113 SF (7.72 Acres +/-)

PRICE:

\$1,920,000.00



Steve Ilse

Director of Business Brokerage
Partner | Commercial Realtor®

701.223.2450

steve@aspengroupprealstate.com

HIGHLIGHTS:

- Located at a lighted intersection on the corner of Bismarck Expressway and Yegen Road
- Excellent Visibility! Excellent Traffic Counts!
- Easy truck access to/from Bismarck Expressway and Interstate 94 Exit 161
- Located within city limits
- Zoning: MA - Light Industrial

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALESTATE.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#: 1991-001-001

LEGAL DESCRIPTION: MISSOURI VALLEY COMPLEX 1ST REP Block: 1 LOT 1

LOT SIZE: 336,113 SF (7.72 Acres +/-)

ZONING: MA - Light Industrial

2023 TAXES: \$8,265.11

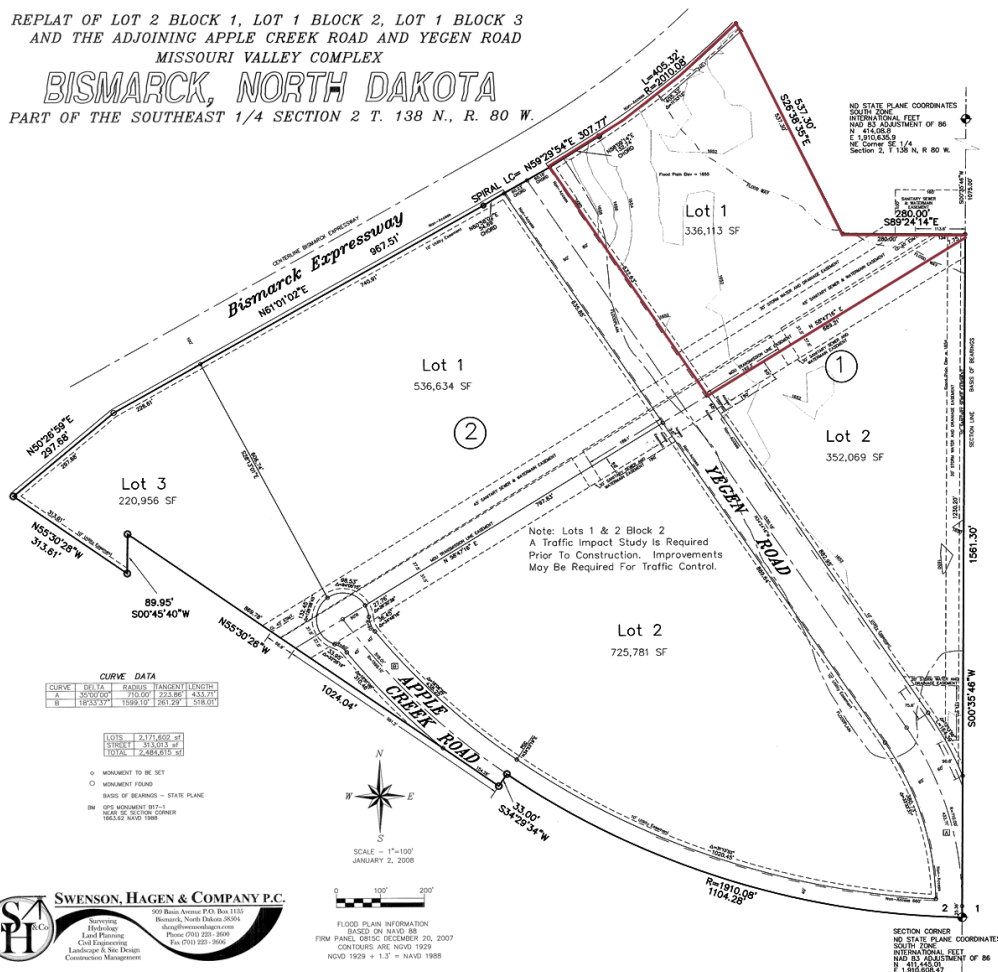
SPECIAL ASSESSMENTS: \$1,211.04 Installment; \$1,121.75 Remaining Balance

MISSOURI VALLEY COMPLEX FIRST REPLAT

REPLAT OF LOT 2 BLOCK 1, LOT 1 BLOCK 2, LOT 1 BLOCK 3
AND THE ADJOINING APPLE CREEK ROAD AND YEGEN ROAD
MISSOURI VALLEY COMPLEX

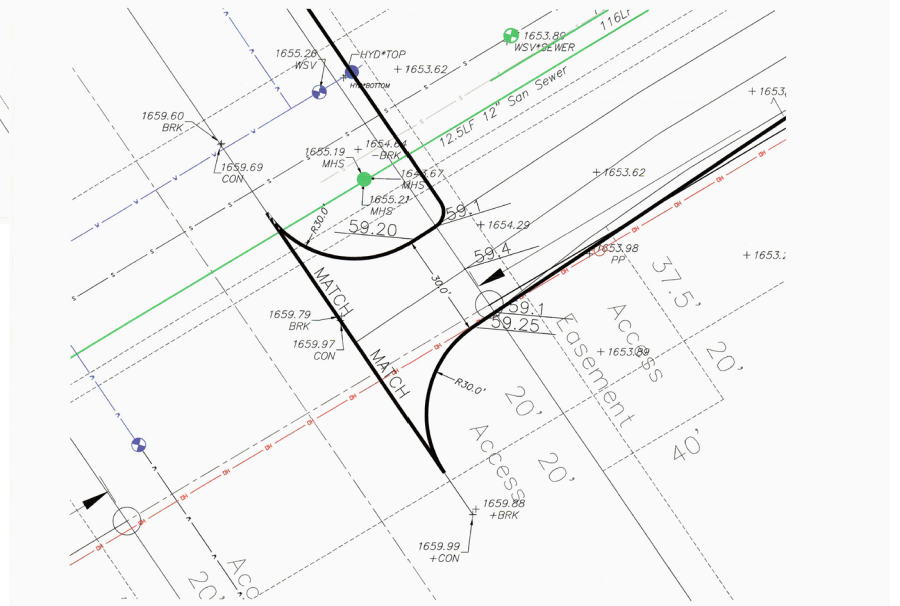
BISMARCK, NORTH DAKOTA

PART OF THE SOUTHEAST 1/4 SECTION 2 T. 138 N., R. 80 W.



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EASEMENT MAPS



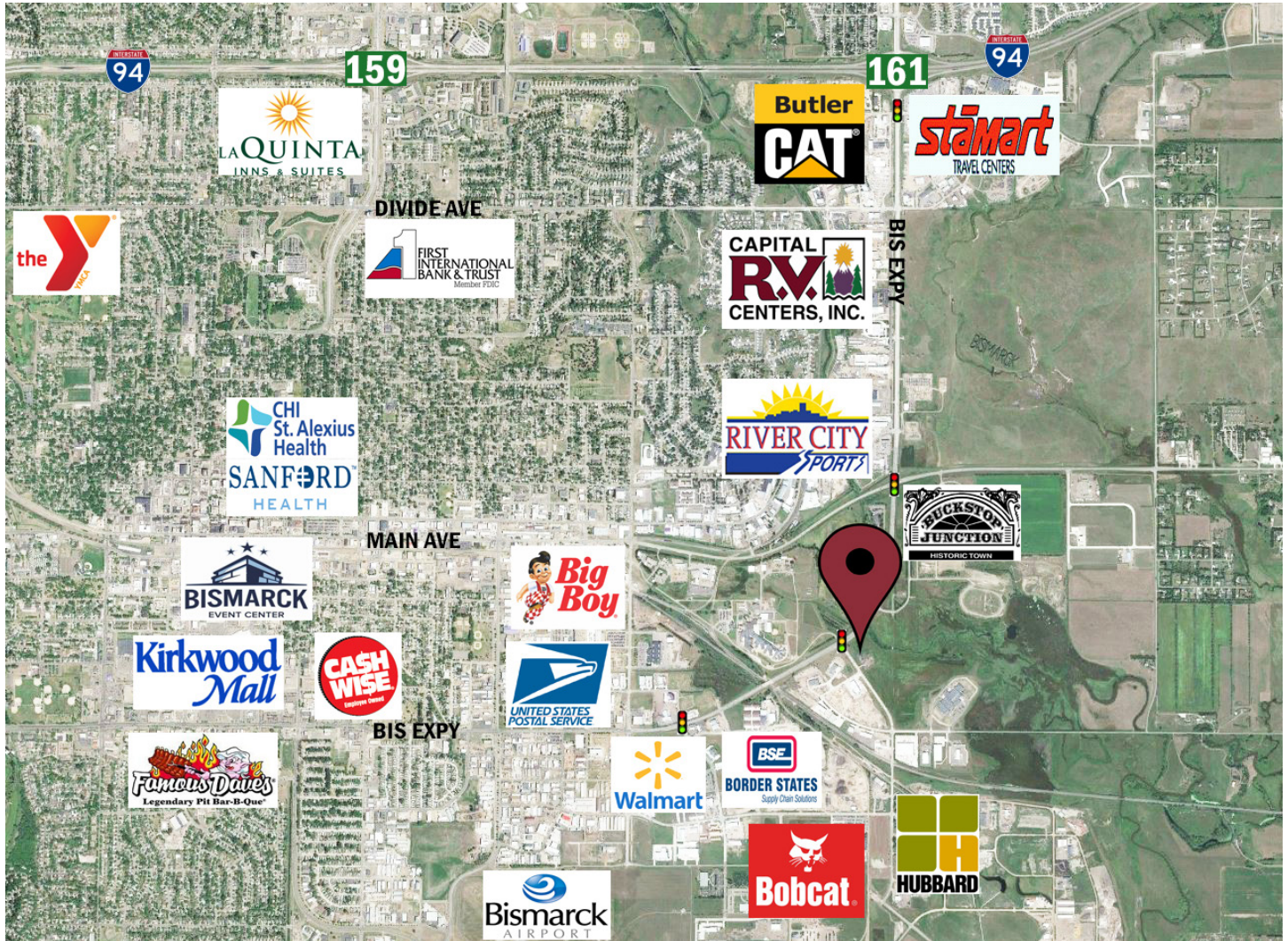
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LOCATION MAP & TRAFFIC COUNTS



	AVERAGE TRAFFIC	AVG DAILY TRUCK TRAFFIC
BISMARCK EXPY	12,515	1,285
YEGEN ROAD	7,455	840



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