



## SPACE AVAILABLE:

64,000 SF

## PRICE:

\$16.00 PSF

## HIGHLIGHTS:

- Great visibility from Century Ave
- High Traffic Counts
- Beautiful lot with mature trees for privacy.
- Required two-inch waterline fee for property already paid to city by lot owner
- Part of Special assessments for lot were already paid by lot owner

**\*\*Seller has already established covenants & separate Parcel ID's**



## Scott Ritter

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

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# PROPERTY DETAILS

**PID#:** 0753-001-025

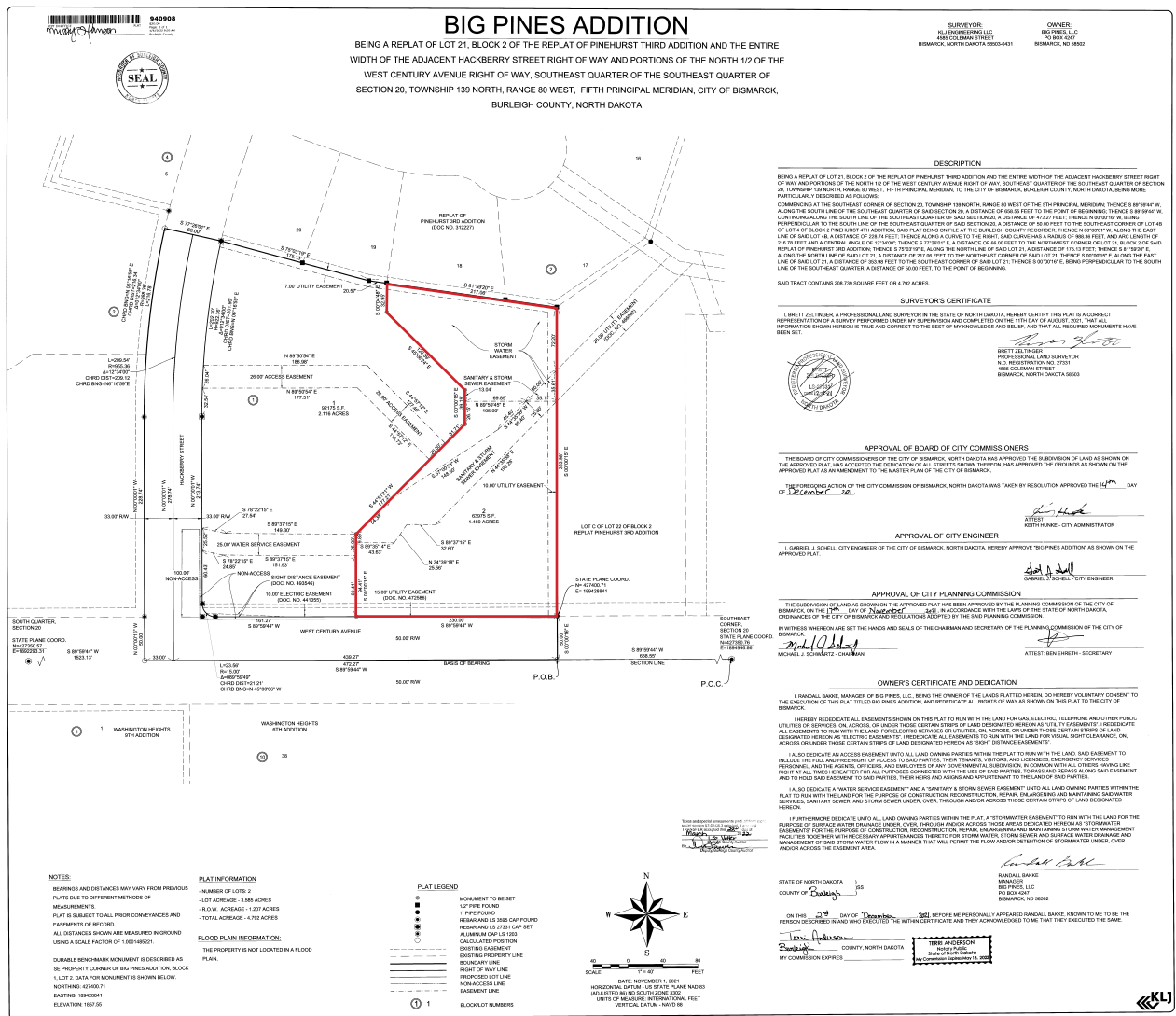
**Legal Description:** BIG PINES BLOCK 1 LOT 2

**Lot Size:** 1.47 Acres (64,000 SF)

**Zoning:** Residential Light Commercial

**2023 Taxes:** \$3,939.53

**Special Assessments:** \$919.88 Installment; \$945.68 Remaining Balance Due



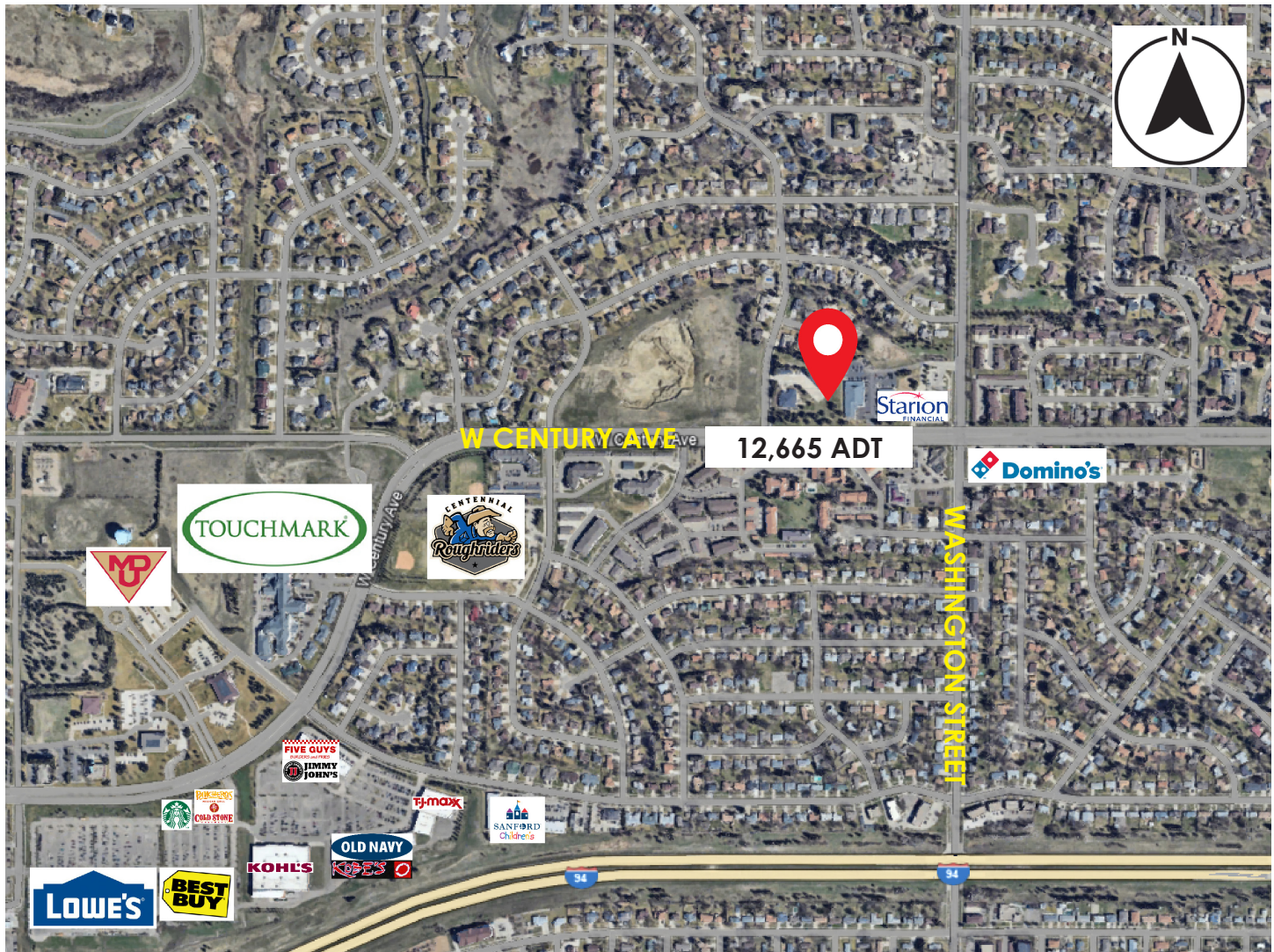
## PROPERTY PHOTOS



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# LOCATION MAP & TRAFFIC COUNTS



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