



SPACE AVAILABLE:

4631 Memorial Hwy SE | 1.24 Acres

4516 19th Street SE | 2.03 Acres

PRICE:

\$3,650,000.00



Steve Ilse

Director of Business Brokerage
Partner | Commercial Realtor®

701.223.2450

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HIGHLIGHTS:

- Prime Land just off Memorial Hwy in Mandan ND.
- Zoning: CC - Commercial
- Two Parcels totaling 3.27 Acres of Land
- High Traffic Counts
- Easy access to I94 going West or East.
- Just minutes away from Bismarck.

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

4631 MEMORIAL HWY SE, MANDAN

PID#: 65-6139900

Legal Description: SYLVESTERS INDUSTRIAL PARK 13TH ADDITION LOT:1 BLK:1

Lot Size: 1.24 Acres (54,014.40 SF)

Zoning: CC - Commercial

2023 Taxes: \$2,747.34

Special Assessments: \$392.67 Installment; \$1,753.03 Remaining Balance

4516 19TH STREET SE, MANDAN

PID#: 65-6139920

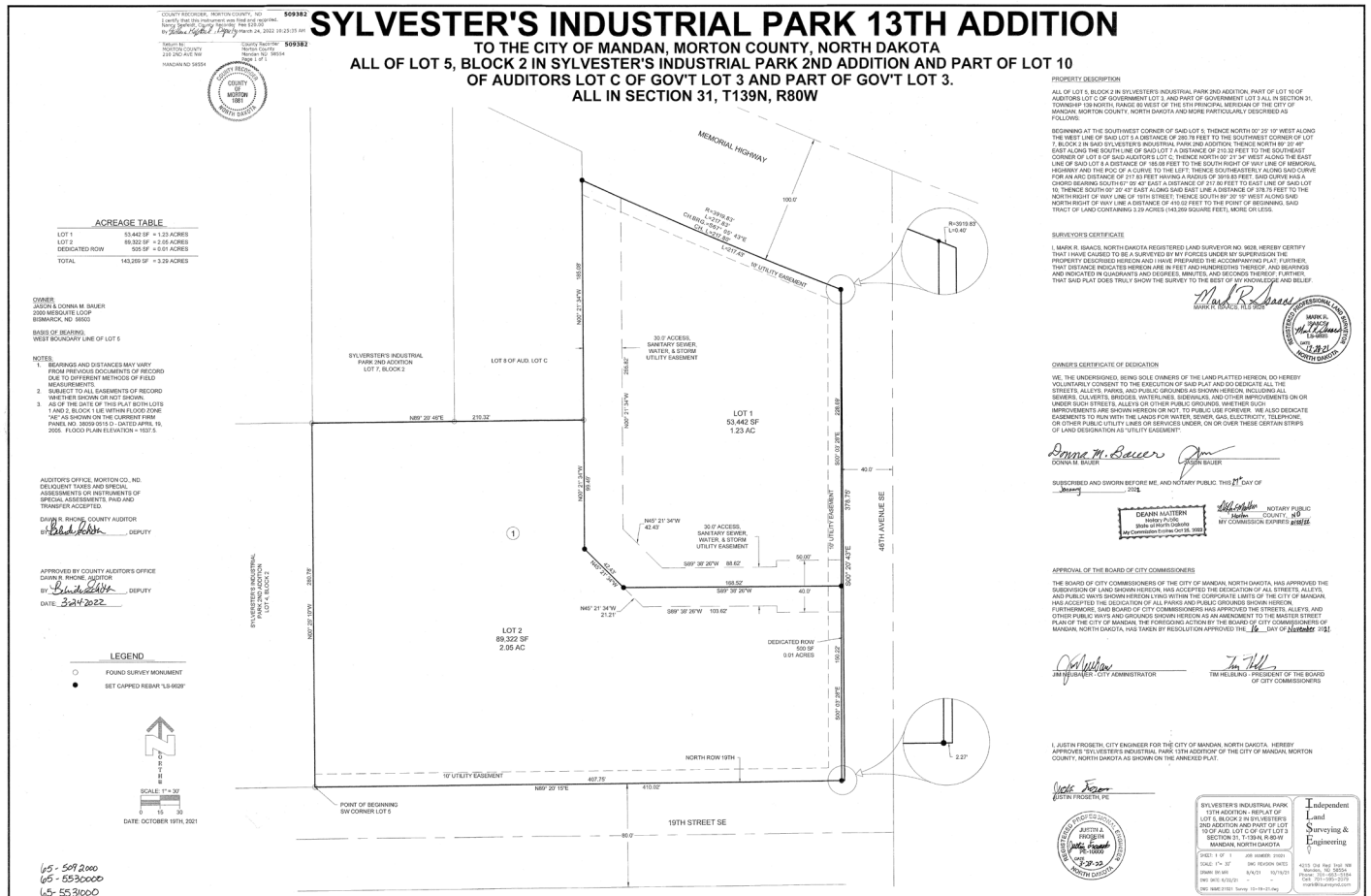
Legal Description: SYLVESTERS INDUSTRIAL PARK 13TH ADDITION LOT:2 BLK:1

Lot Size: 2.03 Acres (88,426.80 SF)

Zoning: CC - Commercial

2023 Taxes: \$8,128.30

Special Assessments: \$559.73 Installment; \$2,498.79 Remaining Balance



PROPERTY PHOTOS



LOOKING WEST



LOOKING EAST



LOOKING SOUTH



LOOKING NORTH



TRAFFIC COUNTS



**TRAFFIC COUNTS UPDATED IN 2022.



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LOCATION MAP



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