



## LOT SIZES:

.69 - 11.39 Acres

## PRICE:

\$5.50 PSF

## HIGHLIGHTS:

- 10 Parcels varying between .69 acres - 11.39 acres
- Vacant land SE of the ND National Guard Armory, just off 52nd St NE
- Industrial Park with city water & sewer
- Easy Access to Bismarck Expressway & I-94
- Zoning: MA - Light Industrial



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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

### TRACT 1 | 1816 BRIGADE STREET, BISMARCK ND

**PID #:** 2200-002-150

**LEGAL DESCRIPTION:** LOT 3, BLOCK 2, EAST DIVIDE IND PARK ADDITION

**LOT SIZE:** 1.33 Acres (57,902 SF)

**PRICE:** \$5.50 PSF (\$318,461.00)

**ZONING:** MA - Light Industrial

**2024 TAXES:** \$7,463.30

**SPECIAL ASSESSMENTS:** \$6,168.62 Installment; \$32,032.77 Remaining Balance

### TRACT 2 | 1702 BRIGADE STREET, BISMARCK ND

**PID #:** 2200-002-200

**LEGAL DESCRIPTION:** LOT 4, BLOCK 2, EAST DIVIDE IND PARK ADDITION

**LOT SIZE:** 11.39 Acres (496,221 SF)

**PRICE:** \$5.50 PSF (\$2,729,215.50)

**ZONING:** MA - Light Industrial

**2024 TAXES:** \$37,613.01

**SPECIAL ASSESSMENTS:** \$29,877.93 Installment; \$149,432.28 Remaining Balance

### TRACT 3 | 1915 BRIGADE STREET, BISMARCK ND

**PID #:** 2200-003-001

**LEGAL DESCRIPTION:** LOT 1, BLOCK 3, EAST DIVIDE IND PARK ADDITION

**LOT SIZE:** 1.82 Acres (79,220 SF)

**PRICE:** \$5.50 PSF (\$435,710.00)

**ZONING:** MA - Light Industrial

**2024 TAXES:** \$6,115.94

**SPECIAL ASSESSMENTS:** \$4,345.68 Installment; \$21,336.24 Remaining Balance

### TRACT 4 | 5013 MIRIAM AVENUE/5013 E DIVIDE AVENUE, BISMARCK ND

**PID #:** 2200-003-025

**LEGAL DESCRIPTION:** LOT 2, BLOCK 3, EAST DIVIDE IND PARK ADDITION

**LOT SIZE:** 1.61 Acres (70,012 SF)

**PRICE:** \$5.50 PSF (\$385,066.00)

**ZONING:** MA - Light Industrial

**2024 TAXES:** \$3,590.57

**SPECIAL ASSESSMENTS:** \$2,025.70 Installment; \$9,178.52 Remaining Balance

## PROPERTY DETAILS

### **TRACT 5 | 5107 MIRIAM AVENUE/5107 E DIVIDE AVENUE, BISMARCK ND**

**PID #:** 2200-003-050

**LEGAL DESCRIPTION:** LOT 3, BLOCK 3, EAST DIVIDE IND PARK ADDITION

**LOT SIZE:** 1.49 Acres (64,884 SF)

**PRICE:** \$5.50 PSF (\$356,862.00)

**ZONING:** MA - Light Industrial

**2024 TAXES:** \$2,668.08

**SPECIAL ASSESSMENTS:** \$1,553.11 Installment; \$7,140.06 Remaining Balance

### **TRACT 6 | 5008 PLATOON AVENUE, BISMARCK ND**

**PID #:** 2200-003-125

**LEGAL DESCRIPTION:** LOT 6, BLOCK 3, EAST DIVIDE IND PARK ADDITION

**LOT SIZE:** 1.69 Acres (73,723 SF)

**PRICE:** \$5.50 PSF (\$405,476.50)

**ZONING:** MA - Light Industrial

**2024 TAXES:** \$9,006.19

**SPECIAL ASSESSMENTS:** \$7,738.41 Installment; \$40,125.70 Remaining Balance

### **TRACT 7 | 4902 PLATOON AVENUE, BISMARCK ND**

**PID #:** 2200-003-150

**LEGAL DESCRIPTION:** LOT 7, BLOCK 3, EAST DIVIDE IND PARK ADDITION

**LOT SIZE:** 1.95 Acres (84,946 SF)

**PRICE:** \$5.50 PSF (\$467,203.00)

**ZONING:** MA - Light Industrial

**2024 TAXES:** \$11,278.33

**SPECIAL ASSESSMENTS:** \$9,817.38 Installment; \$51,125.51 Remaining Balance

### **TRACT 8 | 1907 BRIGADE STREET, BISMARCK ND**

**PID #:** 2200-003-175

**LEGAL DESCRIPTION:** LOT 8, BLOCK 3, EAST DIVIDE IND PARK ADDITION

**LOT SIZE:** 1.52 Acres (66,178 SF)

**PRICE:** \$5.50 PSF (\$363,979)

**ZONING:** MA - Light Industrial

**2024 TAXES:** \$7,912.83

**SPECIAL ASSESSMENTS:** \$6,774.64 Installment; \$35,263.74 Remaining Balance

# PROPERTY DETAILS

**TRACT 9 | 4911 PLATOON AVENUE, BISMARCK ND**

**PID #: 2200-004-025**

**LEGAL DESCRIPTION:** LOT 2, BLOCK 4, EAST DIVIDE IND PARK ADDITION

**LOT SIZE:** 0.69 Acres (29,943 SF)

**PRICE:** \$5.50 PSF (\$164,686.50)

**ZONING:** MA - Light Industrial

**2024 TAXES:** \$4,523.22

**SPECIAL ASSESSMENTS:** \$3,854.49 Installment; \$20,008.16 Remaining Balance

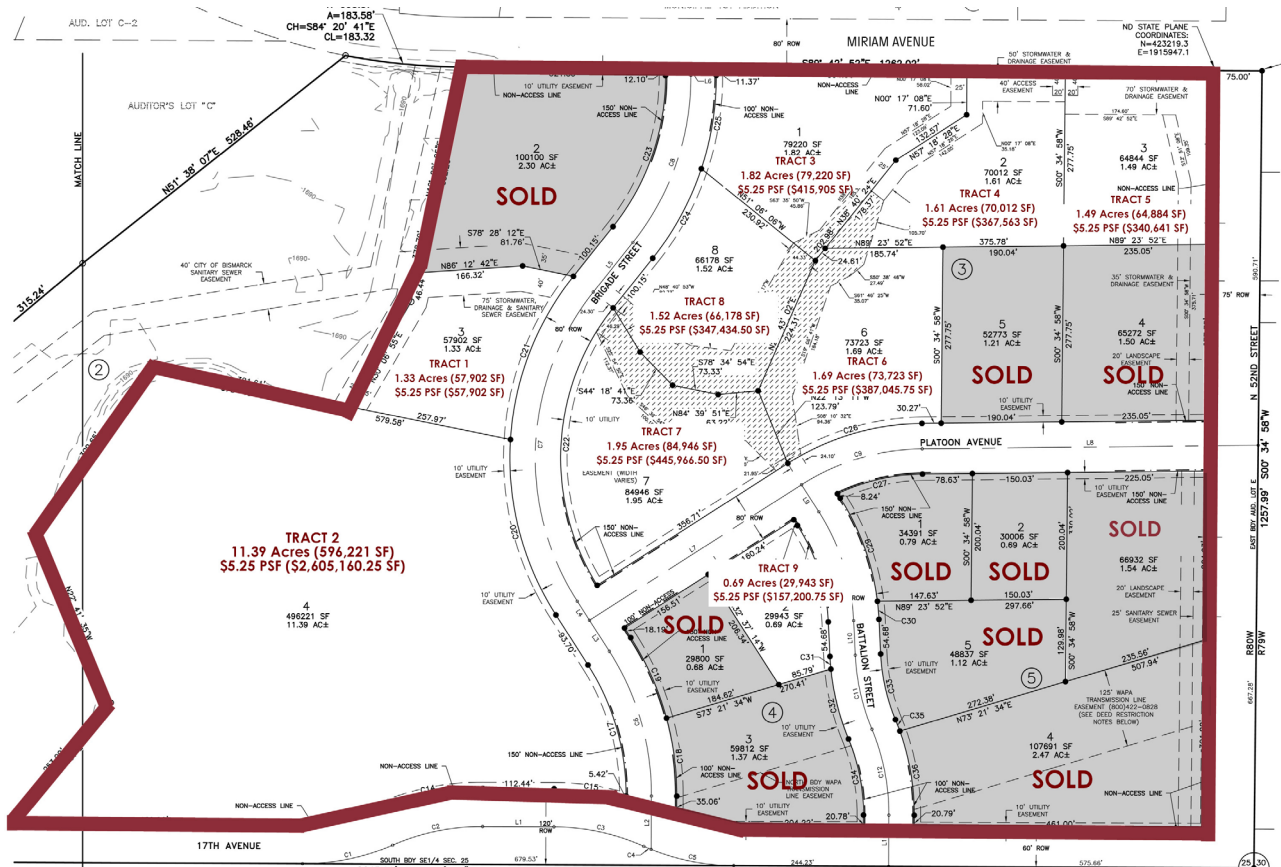
**SOLD - TRACT 10 | 5109 PLATOON AVENUE, BISMARCK ND**

**PID #: 2200-005-050**

**LEGAL DESCRIPTION:** LOT 3, BLOCK 5, EAST DIVIDE IND PARK ADDITION

**LOT SIZE:** 1.54 Acres (66,932 SF)

**ZONING:** MA - Light Industrial



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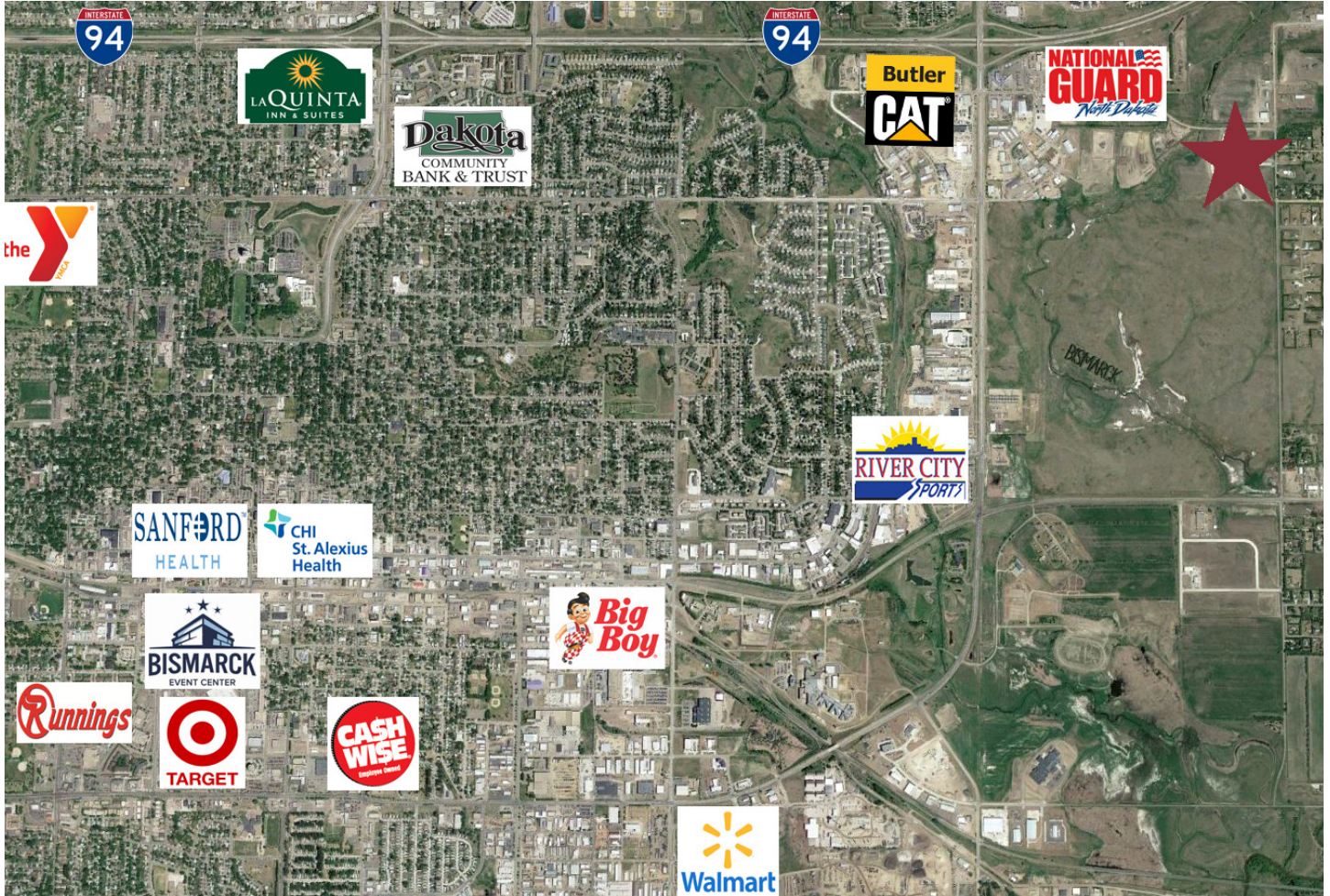
**PROPERTY PHOTOS**



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# LOCATION MAP



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