

# Industrial Lots

900 Yegen Rd. - Bismarck, ND

2 to 12.7 Acres - Lots starting at \$5.25 psf

Bismarck Expy

ASC Construction  
Equipment USA, INC.

GENERAL  
EQUIPMENT & SUPPLIES, INC.

ESCO  
A Weir Group Division

Bauer Built  
TIRE & SERVICE

TAMARACK  
MATERIALS, INC. A GMS COMPANY

DANBURY  
Winsupply

NWTIRE  
NORTHWEST TIRE  
LBS. CENTER

Apple Creek Rd

Yegen Rd

  
**DANIEL COMPANIES**  
The Leader in Commercial Real Estate

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## Executive Summary for Sale

<b>Parcel ID:</b>	1991-002-100
<b>Address:</b>	900 Yegen Rd. Bismarck, ND 58504
<b>Legal Description:</b>	MISSOURI VALLEY COMPLEX 1ST REPLAT BLK:2 MO VALLEY COMPLEX 1ST REP Block: 2 LOT 2
<b>Asking Price:</b>	\$5.25 to \$6.00 psf
<b>Lot Size:</b>	12.7 Acres / 553,212 sf
<b>Zoning:</b>	MA Light Industrial
<b>Taxes 2018:</b>	\$15,805.55
<b>Specials:</b>	
<b>Balance -</b>	\$291,143.74
<b>Installment -</b>	\$41,203.93
<b>Utilities:</b>	Natural gas, city water, city sewer, city street lighting

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

### Proposed Pricing

**\$5.25 psf - All 12.7 Acres**  
**\$5.75 psf - 3 Acres or More**  
**\$6.00 psf - Less than 3 Acres**

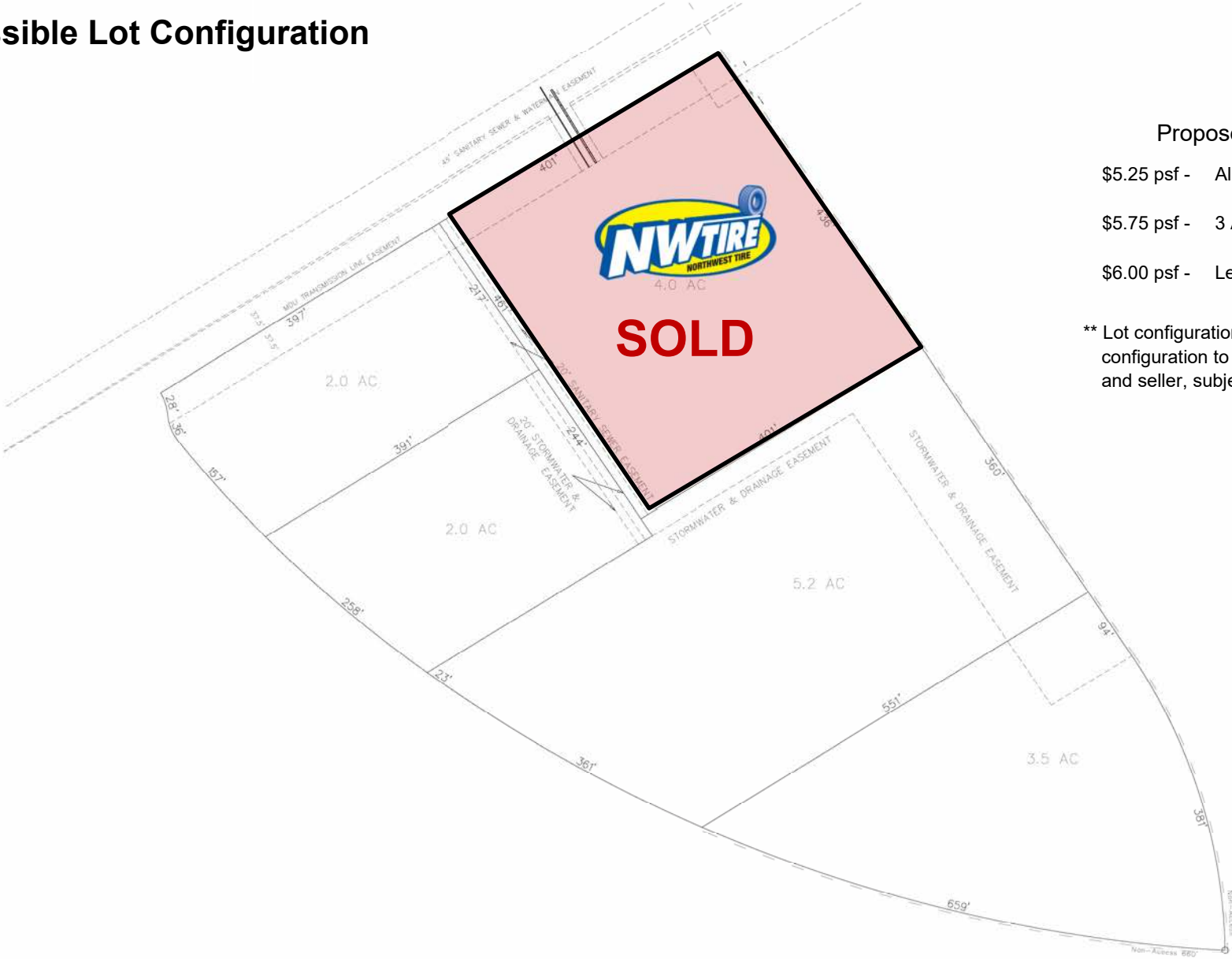
- Final lot size and price shall be approved by Seller
- Lot sizes are subject to Seller approval & approved plot modification
- Easy truck access
- Lot surface compacted
- Direct access to Expressway and I-94 Exit 161
- Lot access will be off Apple Creek Rd
- All buildings to be removed by seller



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# Possible Lot Configuration



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\*\* Lot configuration not recorded. Lot size and configuration to be approved by both buyer and seller, subject to subdivision



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WINNELSON



ESCO



FED EX



TAMARACK



GENERAL EQUIPMENT



ASC CONSTRUCTION



Intertek

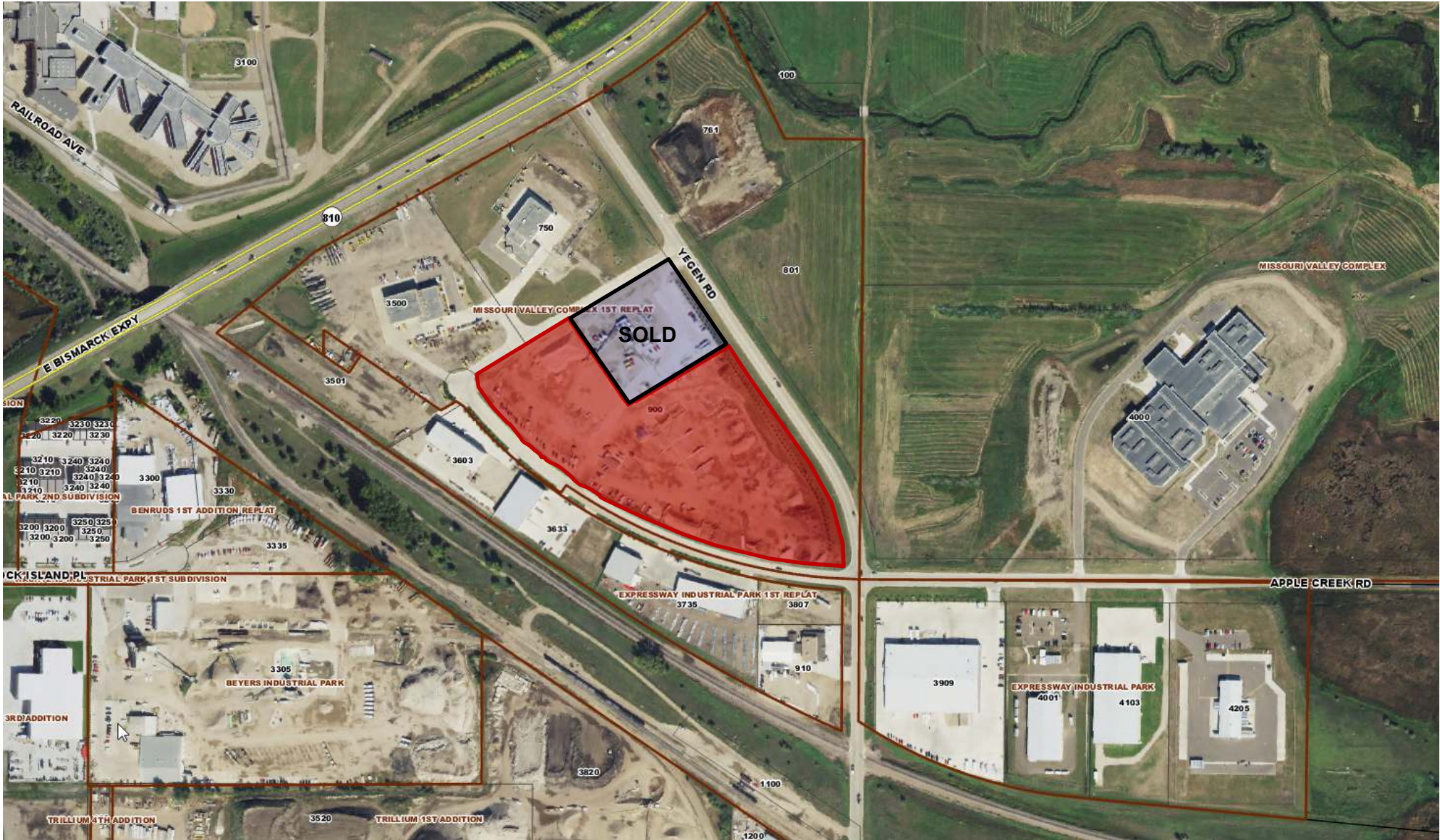
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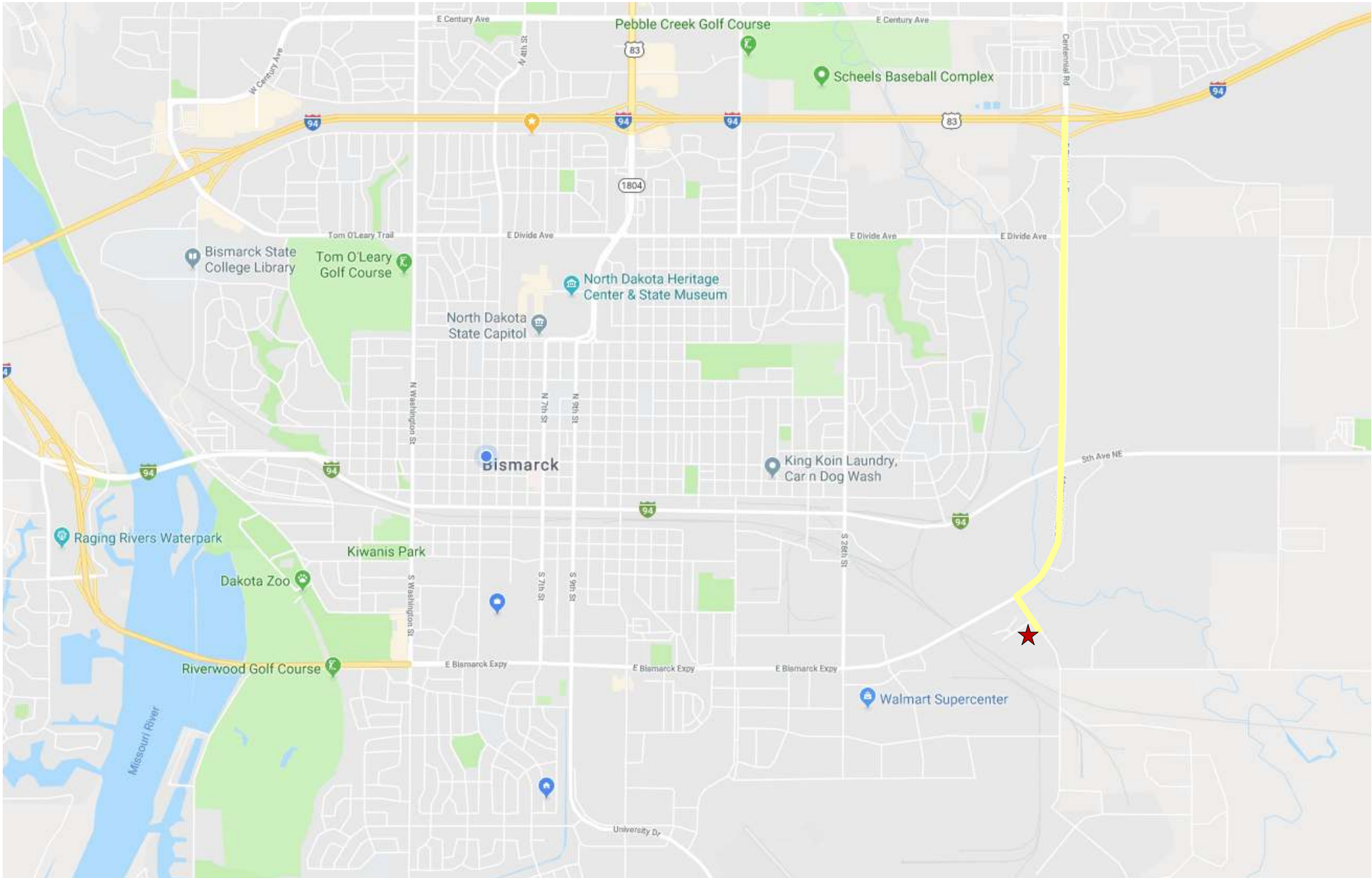
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.