

Red Trail Commercial Park

4361, 4301, 4201, and 4221 30th Ave NW - Mandan, ND
35,719 sf - 58,806 sf (Lots starting at \$4.00 psf)



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Executive Summary for Sale

Red Trail Commercial Park

Parcel ID:	64-6130050	65-6130100	65-6130250	65-6130200
Address:	4361 30th Ave NW - Mandan	4301 30th Ave NW - Mandan	4201 30th Ave NW - Mandan	4221 30th Ave NW - Mandan
Legal Description:	SUBDIV:MANDAN INDUS PARK 10TH LOT:2 BLK:1	SUBDIV:MANDAN INDUS PARK 10TH LOT:3 BLK:1	SUBDIV:MANDAN INDUS PARK 10TH LOT:6 BLK:1	SUBDIV:MANDAN INDUS PARK 10TH LOT:5 BLK:1
Asking Price:	\$5.00 psf / \$178,596.00	\$4.50 psf / \$209,741.40	\$4.50 psf / \$233,263.80	\$4.00 psf / \$235,225.00
Lot Size:	35,719 sf / .82 acres	46,609 sf / 1.07 acres	51,836 sf / 1.19 acres	58,806 sf / 1.35 acres
Taxes 2018:	\$933.29	\$1,220.76	\$1,352.03	\$1,544.99
Specials:				
Balance -	\$1,720.43	\$1,993.43	\$2,118.55	\$2,301.50
Installment -	\$638.09	\$802.81	\$878.29	\$988.71

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.

Property Highlights

Internal roadways are private development	Within city limits
Easy truck access - Next to Industrial Park	Zoned CB Business Commercial (Industrial)
Direct access to Old Red Trail & Interstate 94	City Utility Services



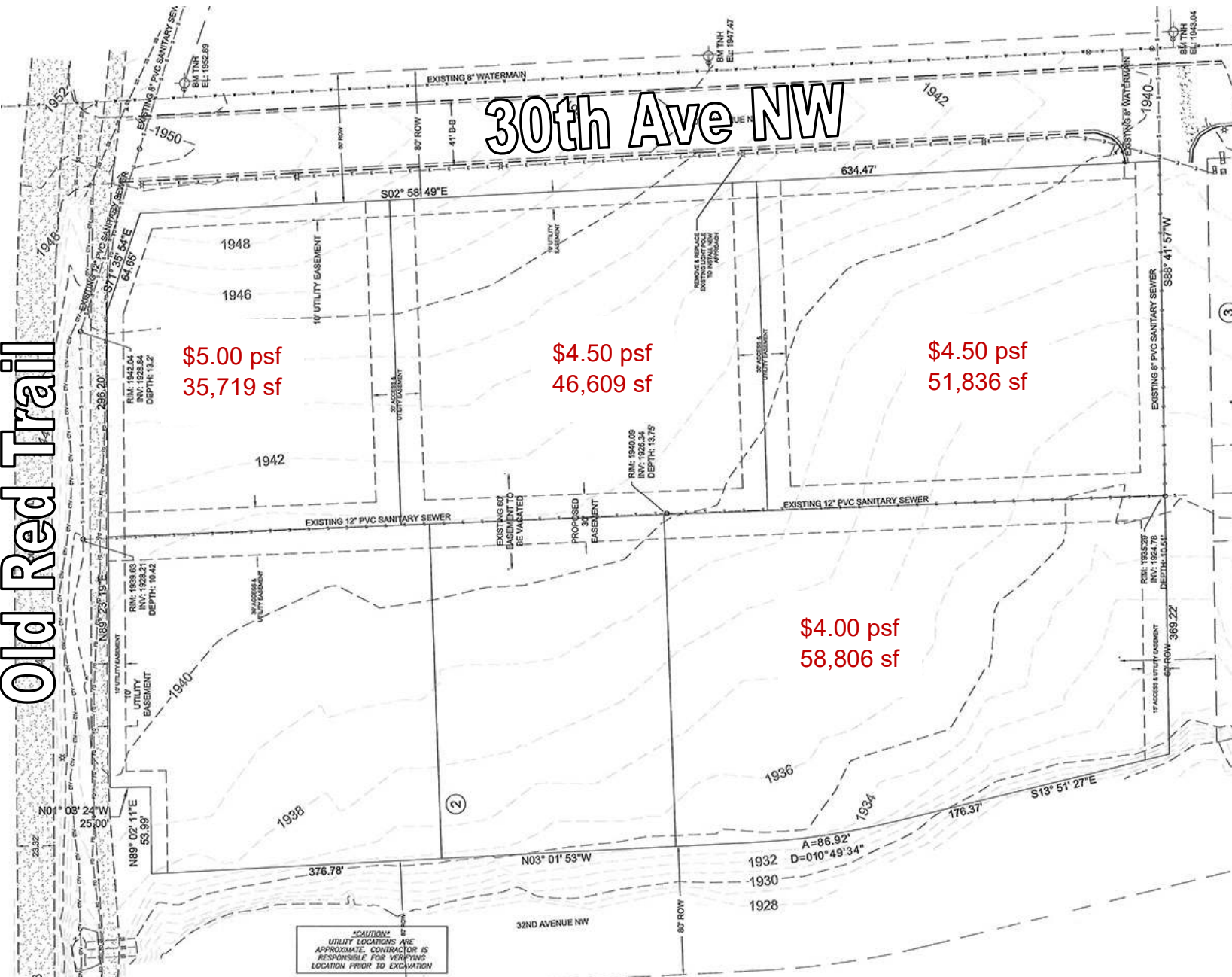
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Old Red Trail



CAUTION
UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION PRIOR TO EXCAVATION



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Owners Pre-Planned Commercial Park Master Plan



Watch the virtual tour at:
<http://youtu.be/KZooUEN0Re8>



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**Concept
Plan**



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Area Businesses

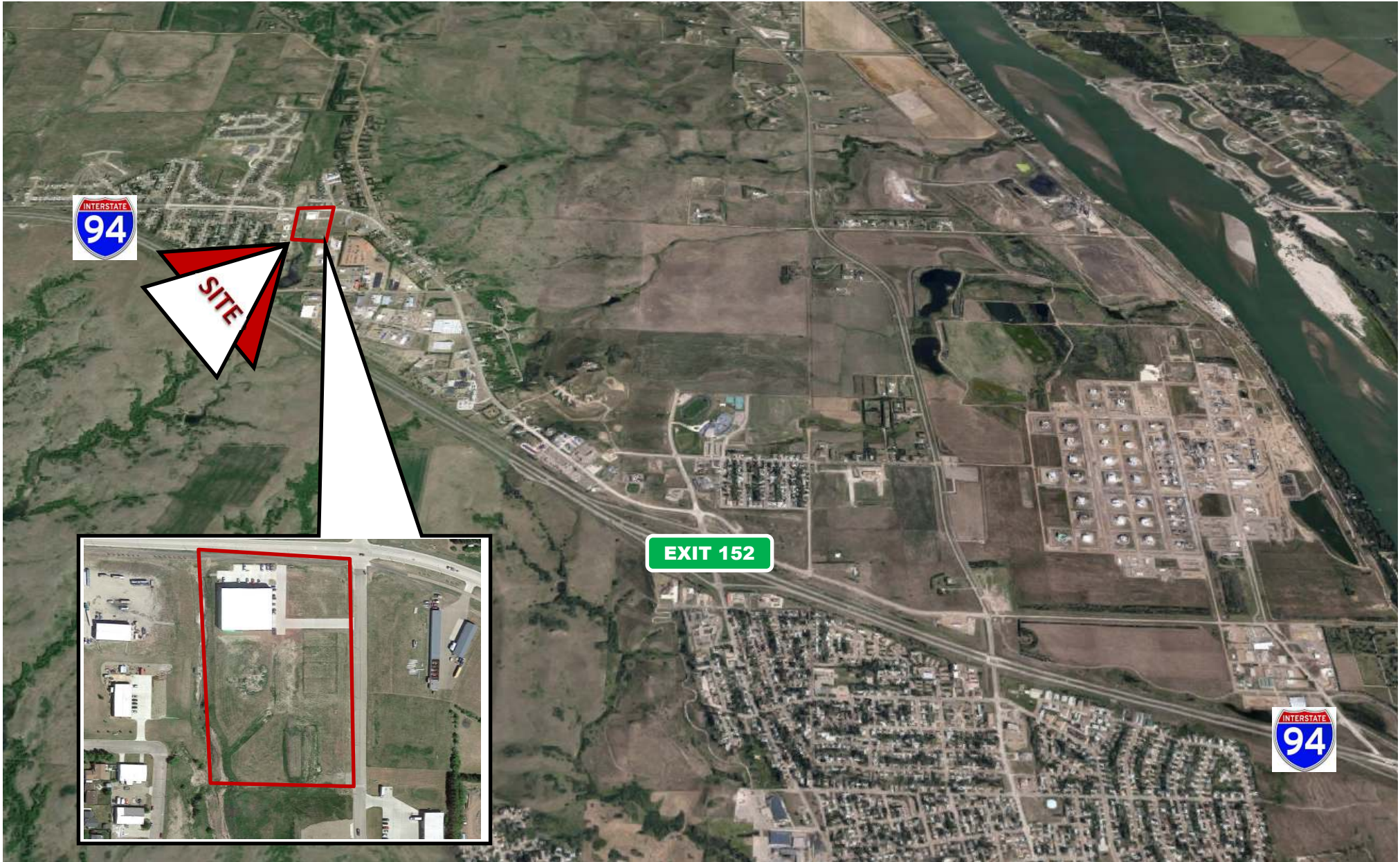


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Aerial View - NW Mandan



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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.