



## HIGHLIGHTS

- Flat, buildable site
- Strategically positioned with direct access to the greater Bismarck-Mandan market, North and South
- Hard corner location with excellent visibility and exposure

## LOT SIZE

### Parcel 1

32,670 SF | 0.75 Acres +/-

**Price:** \$23/SF | \$751,410

### Parcel 2

54,450 SF | 1.25 Acres +/-

**Price:** \$25/SF | \$1,361,250

# FOR SALE

2616 46th Ave SE & 2712 46th Ave SE | MANDAN, ND

## » PROPERTY DETAILS

**PID:** 65-5393793

**Legal:** SUBDIV: WEST BAY ESTATES 4TH ADDITION LOT: 2 BLK: 1

**Zoning:** C - Commercial

**Lot Size:** 32,670 SF | 0.75 Acres +/-

**Price:** \$23/SF | \$751,410

**2025 Taxes:** \$1,726.99



**JESSICA KNUTSON**  
Commercial Realtor, CCIM

✉ [jessica@knutsonteam.com](mailto:jessica@knutsonteam.com)  
☎ 701-712-8100

# FOR SALE

2616 46th Ave SE & 2712 46th Ave SE | MANDAN, ND

## » PROPERTY DETAILS

**PID:** 65-5393789

**Legal:** SUBDIV: WEST BAY ESTATES 4TH ADDITION LOT: 1 BLK: 1

**Zoning:** C - Commercial

**Lot Size:** 54,450 SF | 1.25 Acres +/-

**Price:** \$25/SF | \$1,361,250

**2024 Taxes:** \$2,865.55



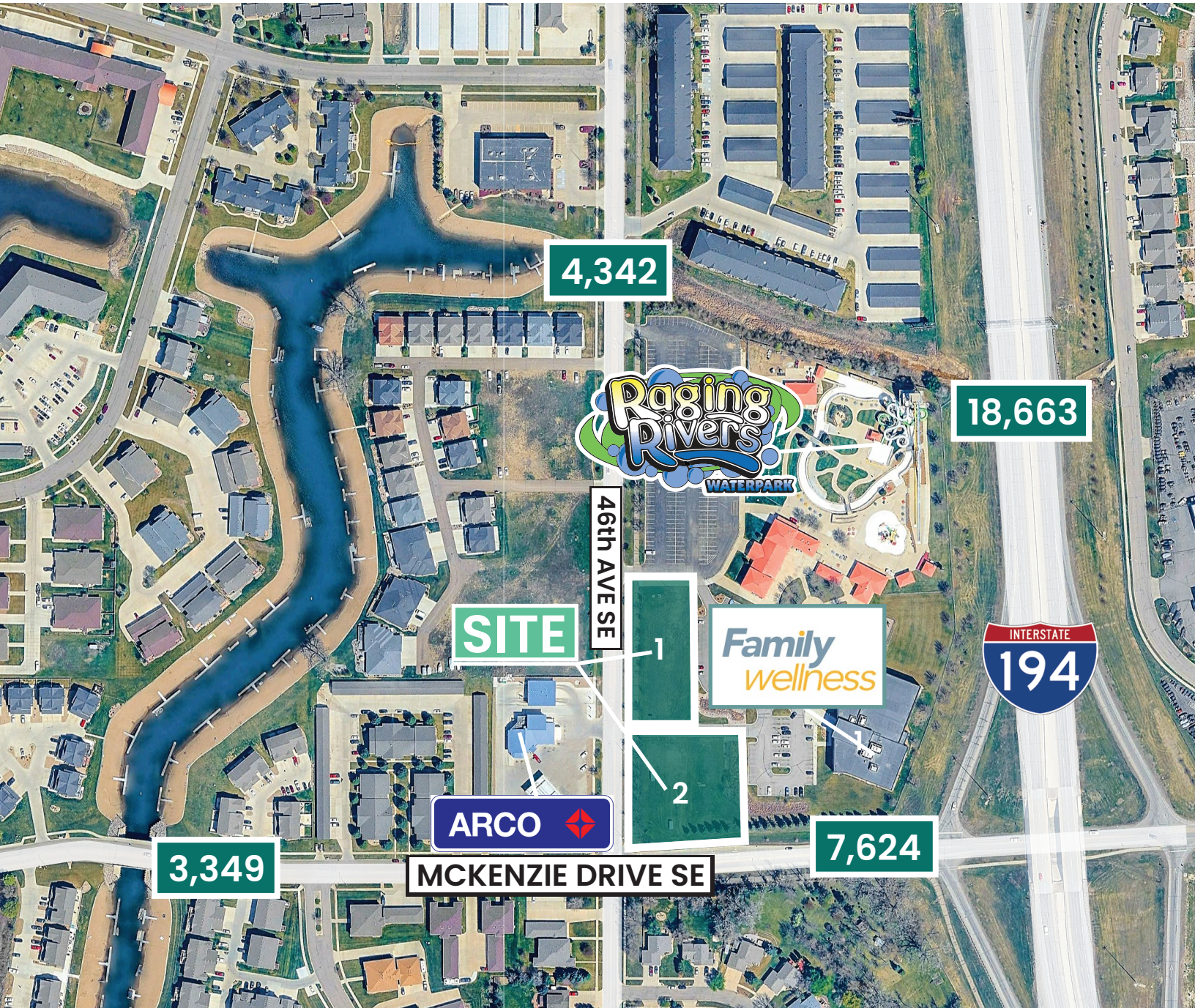
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## » TRAFFIC COUNTS 2025



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## » LOCAL BUSINESSES



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## DISCLOSURE

This information has been obtained from sources we consider reliable; however, we do not provide any guarantees, express or implied, regarding its accuracy. All details regarding square footage, taxes, special assessments, income, and expenses are approximate. Buyers or tenants are advised to conduct their own independent investigations and base their decisions on those findings.