



HIGHLIGHTS

- Willing to Subdivide
- Current Zoning: Commercial
- Access to Interstate 94 via Mandan Ave & Old Red Trail
- Excellent Visibility from Interstate 94
- Located next to the Mandan Tennis Center and Starion Sports Complex and South East of Mandan High School CHI Health, Kramer Subaru and Walmart!

LOT SIZE

Parcel 1

211,543 SF | 4.66 Acres +/-
\$7.50/SF | \$1,586,573

Parcel 2

522,721 SF | 12 Acres +/-
\$6.50/SF | \$3,397,687

JESSICA KNUTSON

Commercial Realtor, CCIM

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☎ 701-712-8100

CAM KNUTSON

Owner/Broker

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☎ 701-712-8700

FOR SALE

800 16th St NE & 626 16th St NE | MANDAN, ND

» PROPERTY DETAILS

PID: 65-6137760

Legal: OLD RED TRAIL COMMERCIAL 3RD ADDITION LOT 2 BLK 1

Zoning: C - Commercial

Lot Size: 211,543 SF | 4.66 AC +/-

Price: \$7.50/SF | \$1,586,573

2024 Taxes: \$7,832.12



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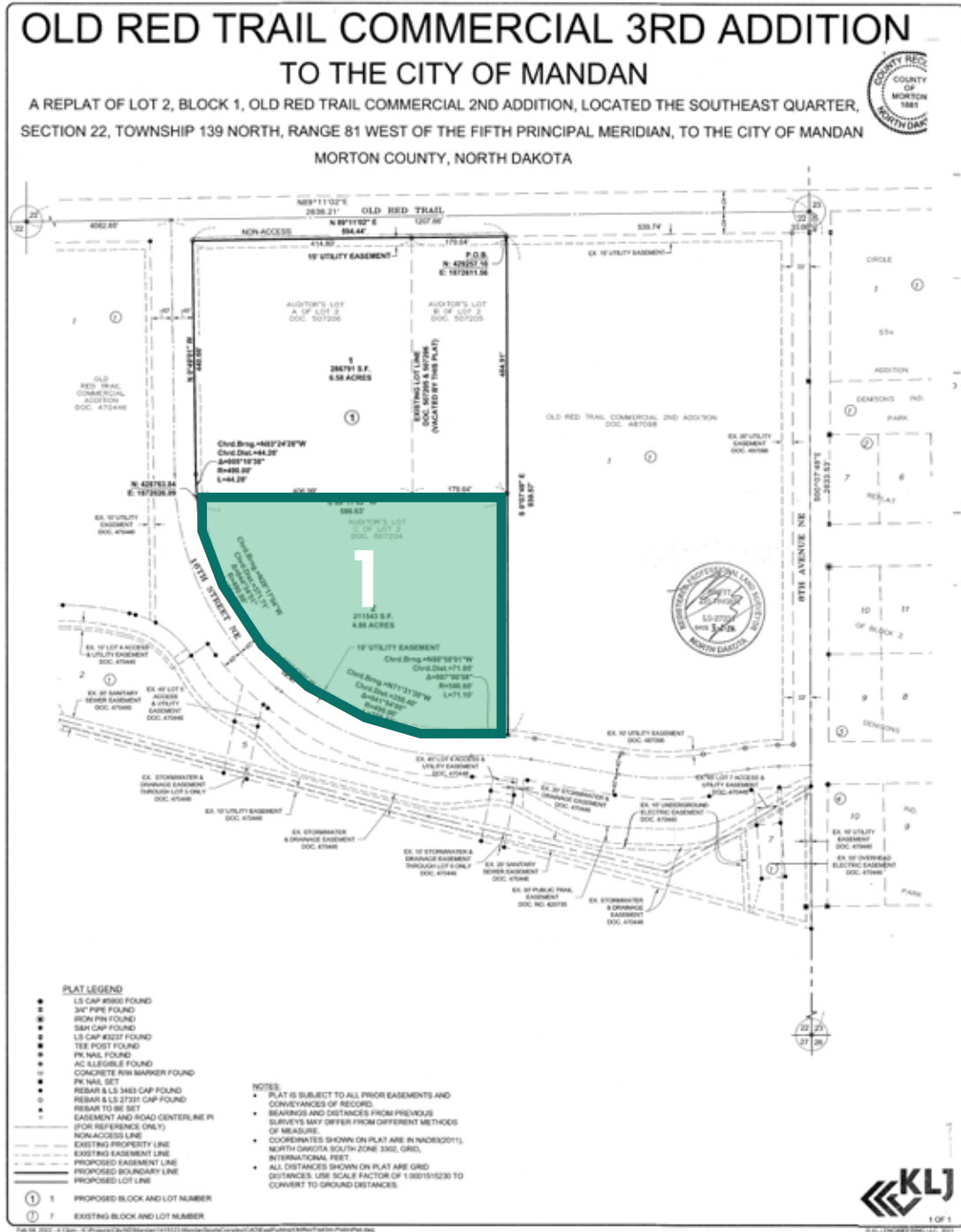
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» PLAT MAP



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» PROPERTY DETAILS

PID: 65-6137660

Legal: OLD RED TRAIL COMMERCIAL 2ND ADDITION LOT 1 BLK 1

Zoning: C - Commercial

Lot Size: 522,721 SF | 12 AC +/-

Price: \$6.50/SF | \$3,397,687

2024 Taxes: \$10,885.04



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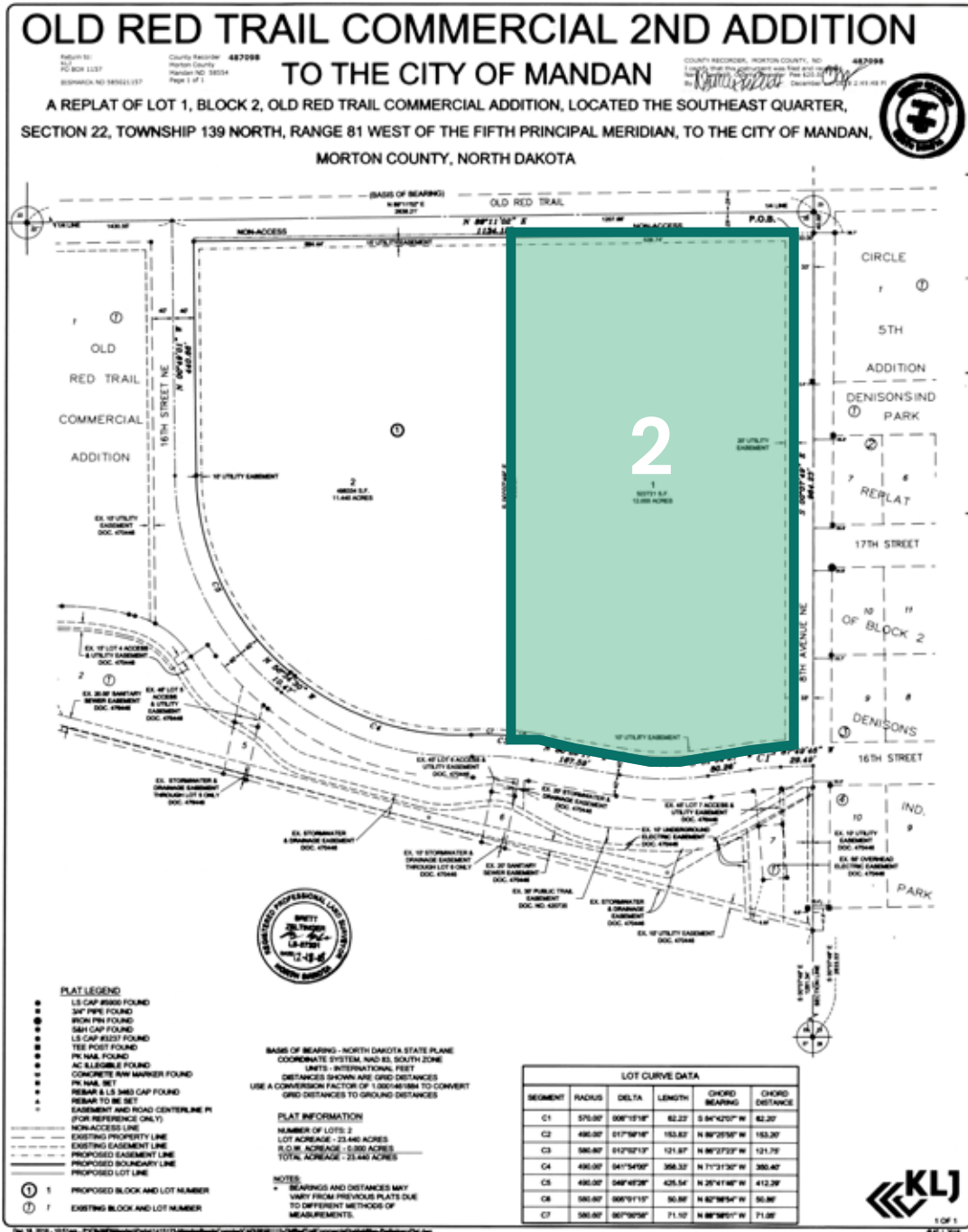
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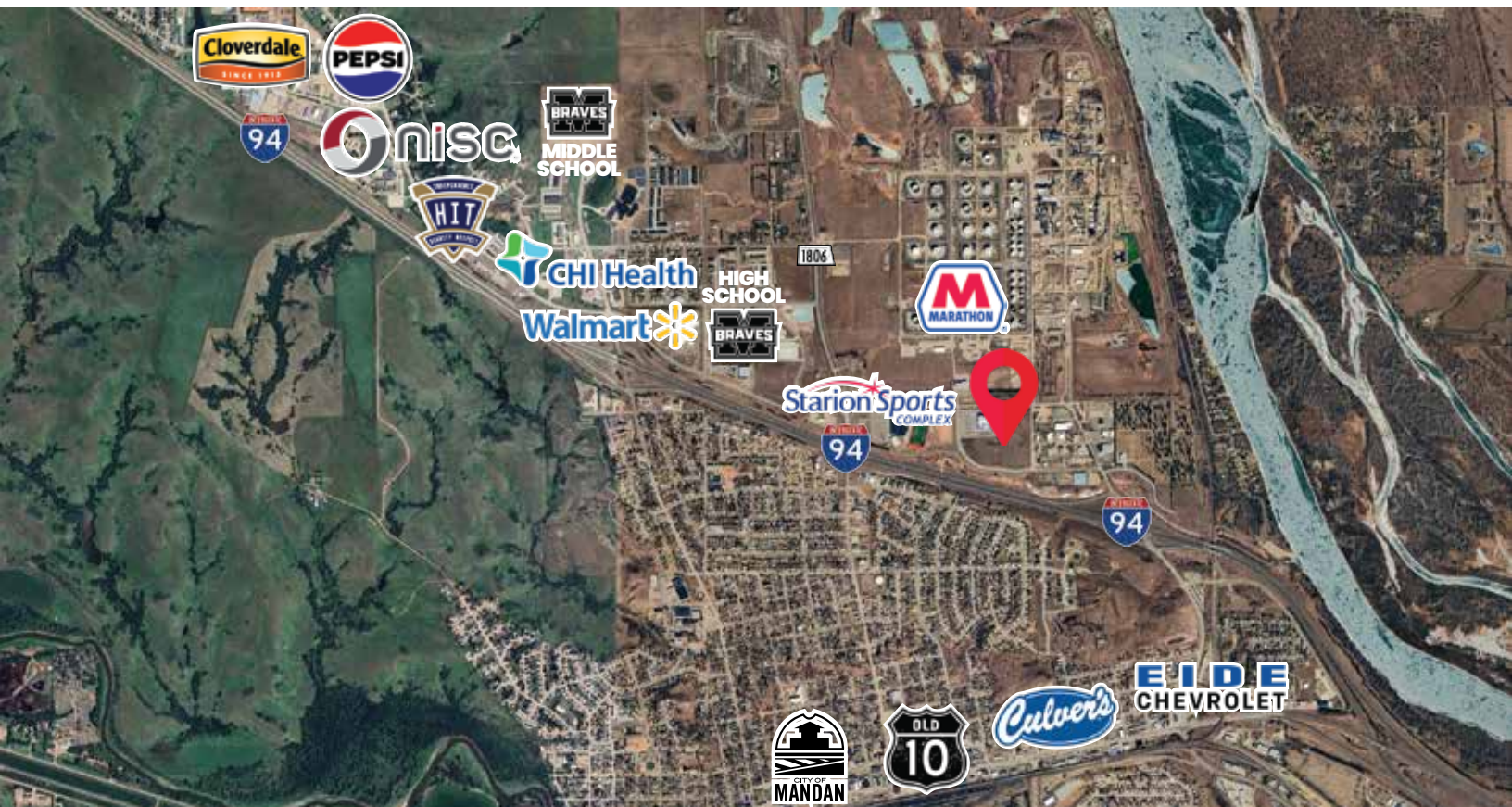
» NEIGHBORHOOD AERIAL



» TRAFFIC COUNTS



» LOCAL BUSINESSES



Mandan's Future Premiere Commercial Development Site



2025 NDDOT Traffic Volumes:

Interstate 94: 29,610

Old Red Trail: 5,480-7,727

Highway 1806: 5,525

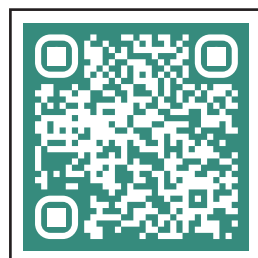


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DISCLOSURE

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.

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