



# State Street Outlots at Aleworks



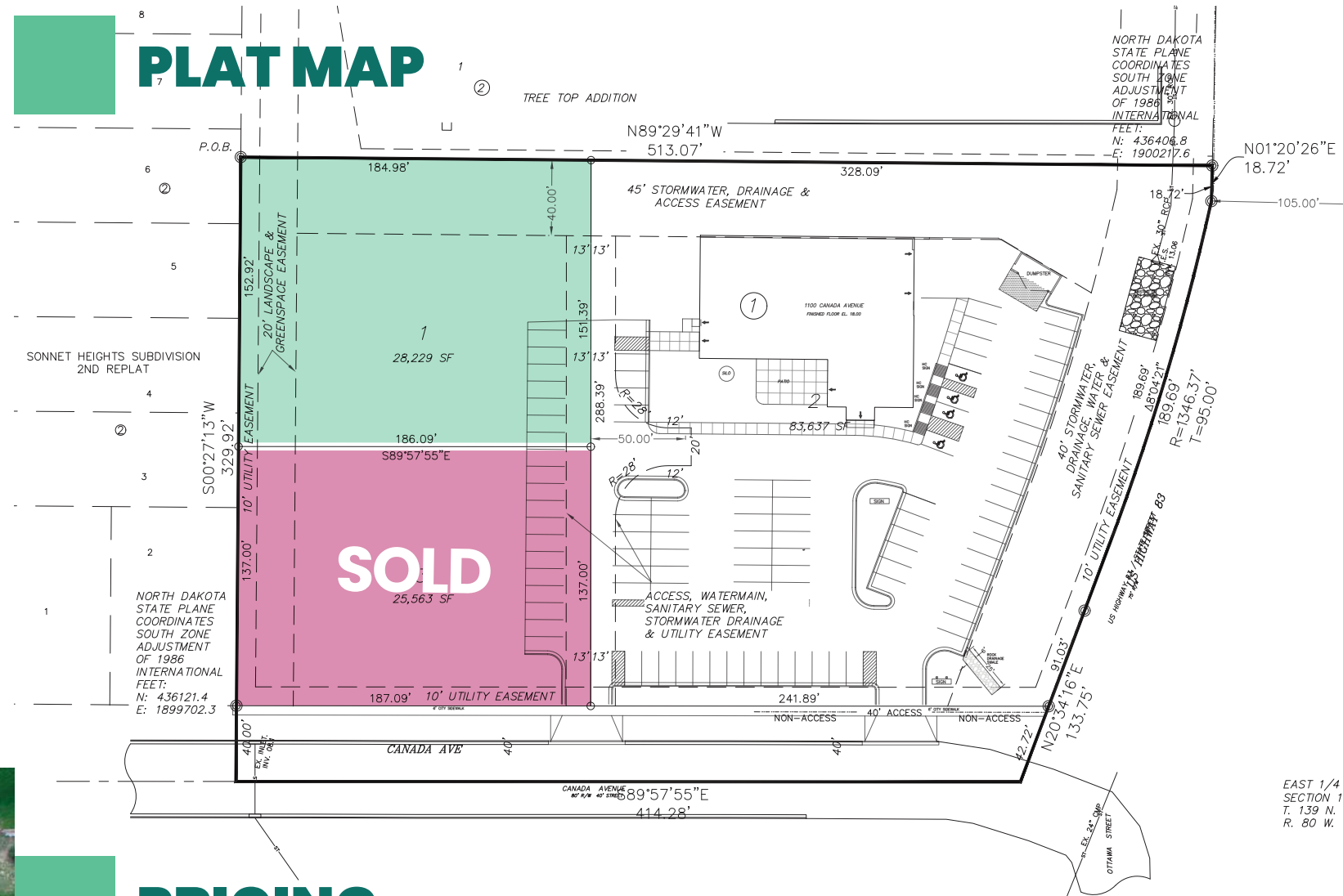
# PROPERTY HIGHLIGHTS

**Premier visibility** along State Street, one of Bismarck's primary retail and commercial corridors located in the fastest growing area of Bismarck.

**Run the math.** This is a rare opportunity to be located along State Street with a shovel-ready site that is far more efficient than a typical, raw land commercial lot, creating significant savings.

**Efficient design layout** for lower overall costs with shared parking available, landscaping buffering already completed, and grading completed.

**Plans** include the ability for overflow parking on the current Aleworks parking lot allowing for further site efficiency and the potential to include more green space on each parcel.



# PRICING

LOT 3

**Square feet:** 25,563

**Price:** SOLD

**Per foot:** ~\$23/SF

LOT 1

**Square feet:** 28,229

**Price:** \$539,000

**Per foot:** ~\$19/SF

**ADDRESS:** 1100 Canada Avenue

**CURRENT ZONING:** CG COMMERCIAL



**CAM KNUTSON**

Owner/Broker

**cam@knutsonteam.com**

**701.220.4124**