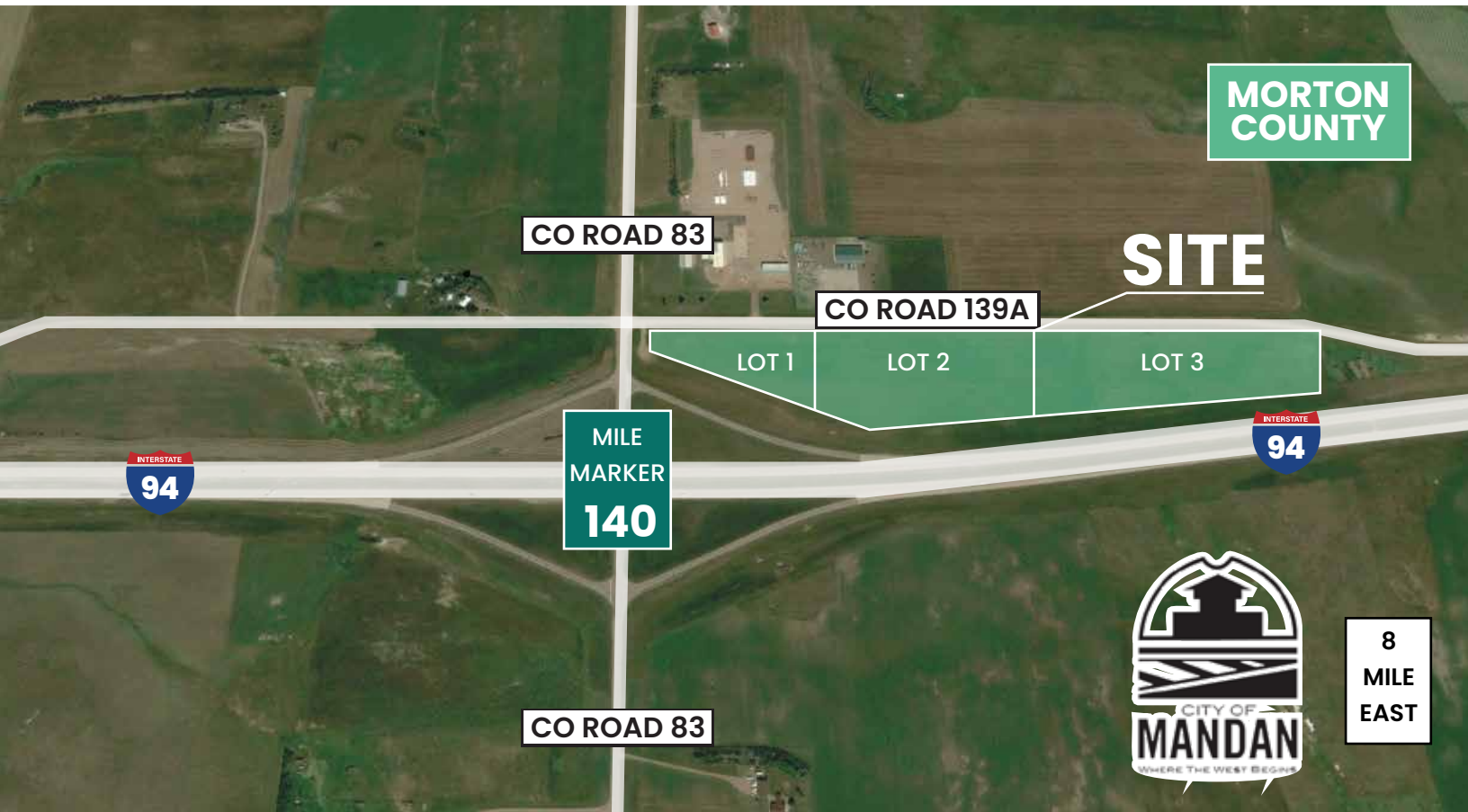


FOR SALE

MORTON COUNTY DEVELOPMENT ACRES
INTERSTATE 94-EXIT 140 | MANDAN, ND



LOT SIZE

16.62 ACRES | 725,980 SF

LOT 1:

1.85 Acres | 80,383 SF

LOT 2:

6.14 Acres | 267,483 SF

LOT 3:

8.63 Acres | 378,114 SF

PRICE

\$2.50 PSF
\$1,814,950.00

HIGHLIGHTS

- 8 miles West of Mandan
- Interstate 94 frontage
- Zoning: Commercial/Industrial
- Rural Water

» PROPERTY DETAILS

The landlord is willing to adjust/ subdivide existing lots at the bottom in a bold similar to existing for lot and address.

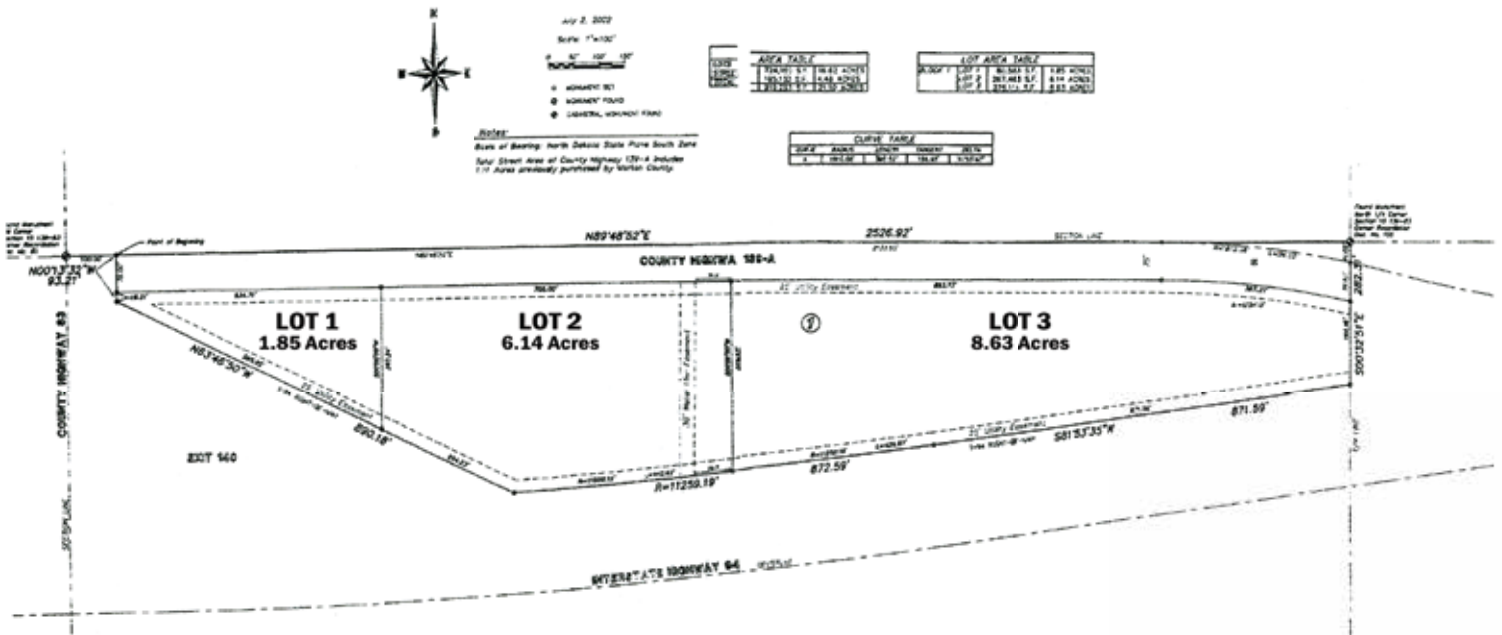
Parcel ID 3-0085000
Legal Lot 1, Block 1, AJSM Subdivision 15-139-83
Lot Size 80,383 SF, (1.85 Acres)
2023 Taxes \$66.45
Specials Commercial
Zoned CG - Commercial

Parcel ID 43-0085010
Legal Lot 2, Block 1, AJSM Subdivision 15-139-83
Lot Size 267,483 SF, (6.14 Acres)
2023 Taxes \$113.92
Specials None at this time.
Zoned CG—Commercial

Parcel ID 43-0085020
Legal Lot 3, Block 1, AJSM Subdivision 15-139-83
Lot Size 378,114 SF, (8.63 Acres)
2023 Taxes \$113.92
Specials None at this time.
Zoned Industrial

» PLAT MAP

ASSUM SUBDIVISION
PART OF THE NW1/4 SECTION 15, T. 139 N., R. 83 W.
MORTON COUNTY, NORTH DAKOTA



» TRAFFIC COUNT





FOR SALE
MORTON COUNTY DEVELOPMENT ACRES
INTERSTATE 94-EXIT 140 | MANDAN, ND

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.