

**Commercial Parcels**  
4800 Ottawa St / 1100 Bremner Av /  
4725 Shelburne St / 4801 Shelburne St  
Bismarck ND



- Sales Price  
\$5.00 psf
- Lots Sizes
  - Lot 1: 28,814 sf
  - Lot 2: 15,574 sf
  - Lot 3: 15,719 sf
  - Lot 4: 12,808 sf
- North Bismarck
- Zoned RT & CG
- Developer will ...  
Build to Suit

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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.

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## North Bismarck Location

- In Bismarck's hottest new development area
- Near North WalMart
- Banks
- Professional Offices
- Restaurants
- Retail
- Easy access to Highway 83

## Potential Uses

- Medical Offices
- Retail
- Professional Services
- Financial Offices
- Legal Offices
- Healthcare
- Accounting Firm
- Corporate Association Headquarters

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**Subject Property** ★



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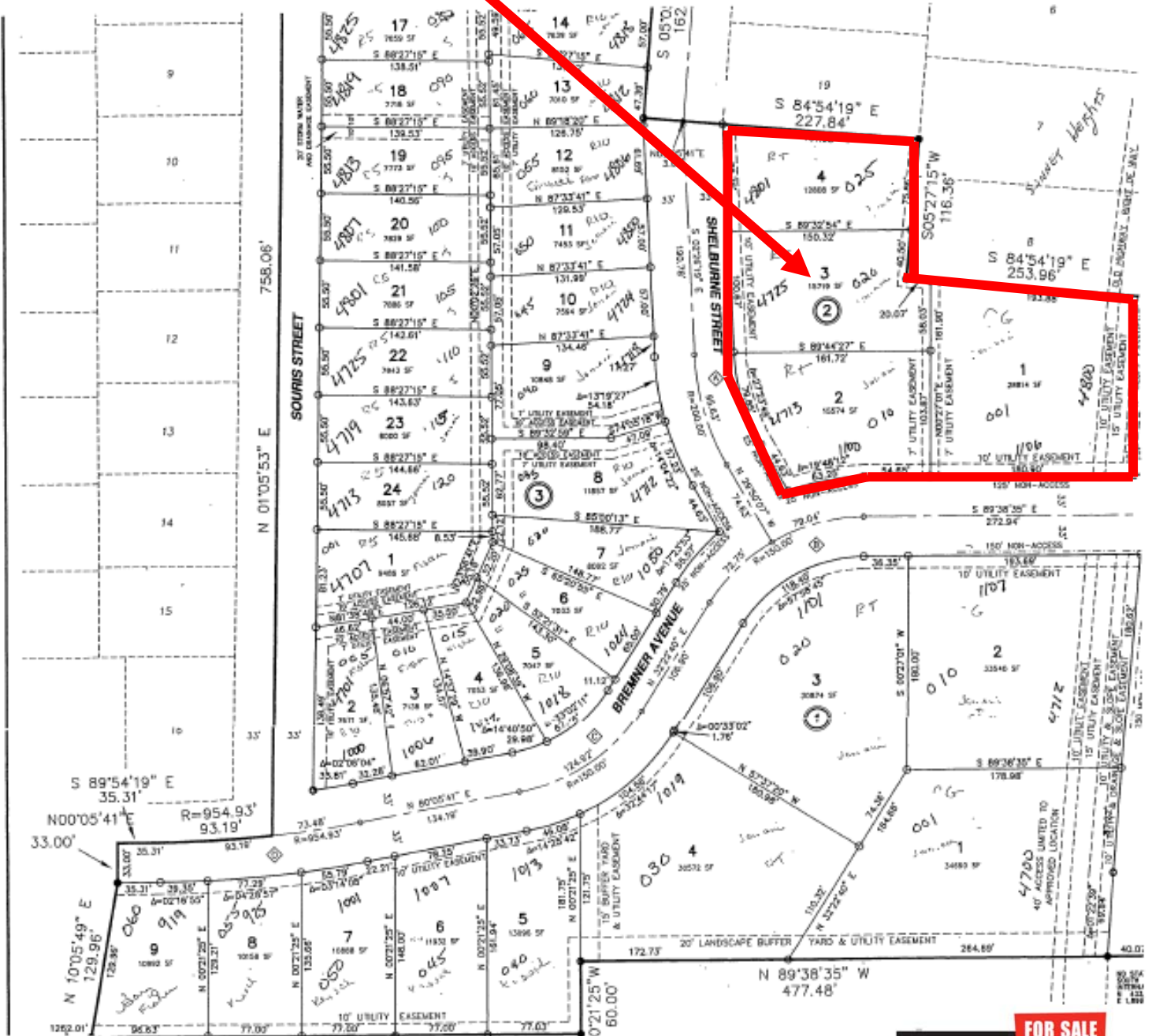




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### Available Parcels



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**FOR SALE**

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701-223-8488



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## Sonnet Heights Subdivision 5<sup>th</sup> Replat Block 2

### LOT 1

- 4800 Ottawa St
- Parcel #1598-002-001
- 28,814 sf
- 149.13'F X 161.90'R X 187'AD
- **Zoned CG**
- Taxes: \$1,184
- Specials:
  - . Installment \$170
  - . Balance \$1,252

### LOT 3

- 4725 Shelburne St
- Parcel #1598-002-020
- 15,719 sf
- 100.67'F X 98.53'R X 187'156'AD
- **Zoned RT**
- Taxes: \$583
- Specials:
  - . Installment \$171
  - . Balance \$1,263

### LOT 2

- 1100 Bremner Av
- Parcel # 1598-002-010
- 15,574 sf
- 117.90'F X 161.62'R X 113'AD
- **Zoned: RT**
- Taxes \$579
- Specials:
  - . Installment \$170
  - . Balance \$1,252

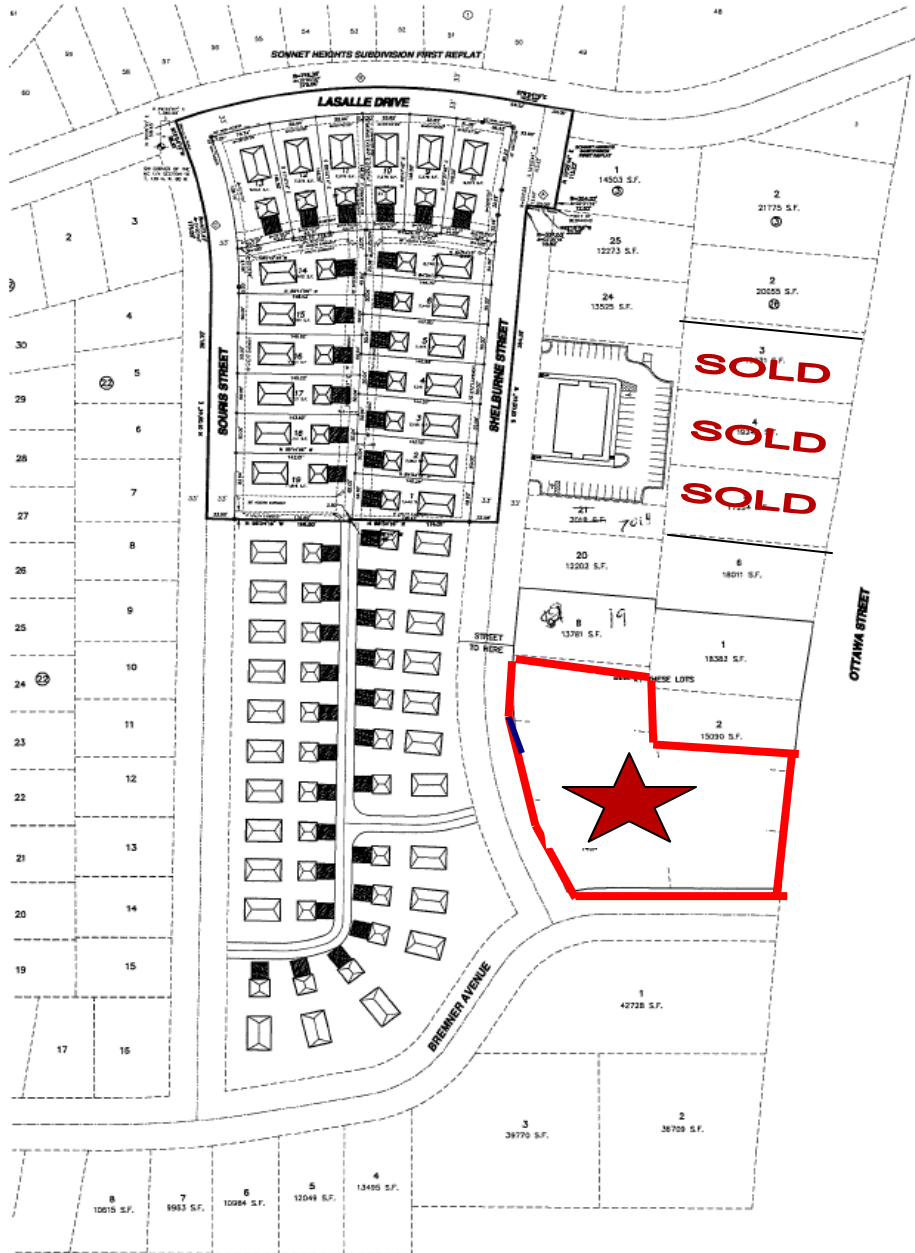
### LOT 4

- 4801 Shelburne
- Parcel # 1598-002-025
- 12,808 sf
- 88.79'F X 75.86'R X 156'AD
- **Zoned: RT**
- Taxes \$476
- Specials:
  - . Installment \$140
  - . Balance \$1,030

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## ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2010 population is 108,779 up from 106,286 as recorded by the 2000 Census.

Bismarck-Mandan has been named the "Best Place to Retire" according to CBS, Money Affordable Homes, U.S. News Jobs for Retirees and Retirement Living.

Bismarck jumps to #15 on 'Best Performing Cities Index'

One of the 'Best Places to Live' according to Money Magazine

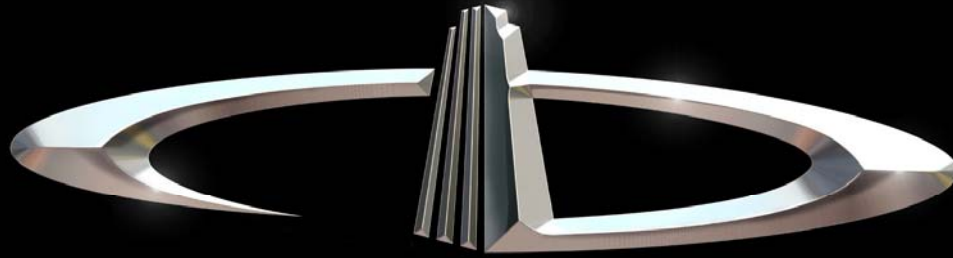
### What's being said about Bismarck-Mandan:

- #1 Most Secure Place to Live – Farmers Insurance
- #1 Least Stressful Small City – Sperling's Best Places
- #2 Safe & Trusting Community – Harvard University
- #3 Safest Metro Area in America – Morgan Quinto
- #4 Best Small Places for Business and Careers – Forbes, April 2010
- #4 Income Growth – Forbes, March 2010
- #6 Best Places to Live – Outdoor Life Magazine
- #16 Best Small Metro in Which to do business – Inc. magazine

### Retailers that joined or expanded in Bismarck-Mandan recently

- |                     |                          |
|---------------------|--------------------------|
| ✓ 2 CVS Stores      | ✓ Coldwater Creek        |
| ✓ 2 Super Wal-marts | ✓ Johnny Carinos         |
| ✓ Sam's Club        | ✓ Furniture Row          |
| ✓ Kohl's            | ✓ Tractor Supply Company |
| ✓ Lowe's            | ✓ Dollar Tree            |
| ✓ Target            | ✓ Family Dollar          |
| ✓ Best Buy          | ✓ Scheel's Sports        |
| ✓ TJ Maxx           | ✓ Shoe Carnival          |
| ✓ PetSmart          | ✓ Lane Bryant            |
| ✓ Old Navy          | ✓ Nutrition Zone         |
| ✓ David's Bridal    | ✓ Dress Barn             |
| ✓ Olive Garden      | ✓ Ruby Tuesdays          |
| ✓ Men's Warehouse   | ✓ Men's Hair House       |
| ✓ Great Clips       | ✓ Children's Place       |





# DANIEL COMPANIES

The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



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