

Commercial Parcels Ottawa St – Bismarck ND

- Sales Price
Starting at \$4.25 psf
- Commercial Parcels
Various sizes
- 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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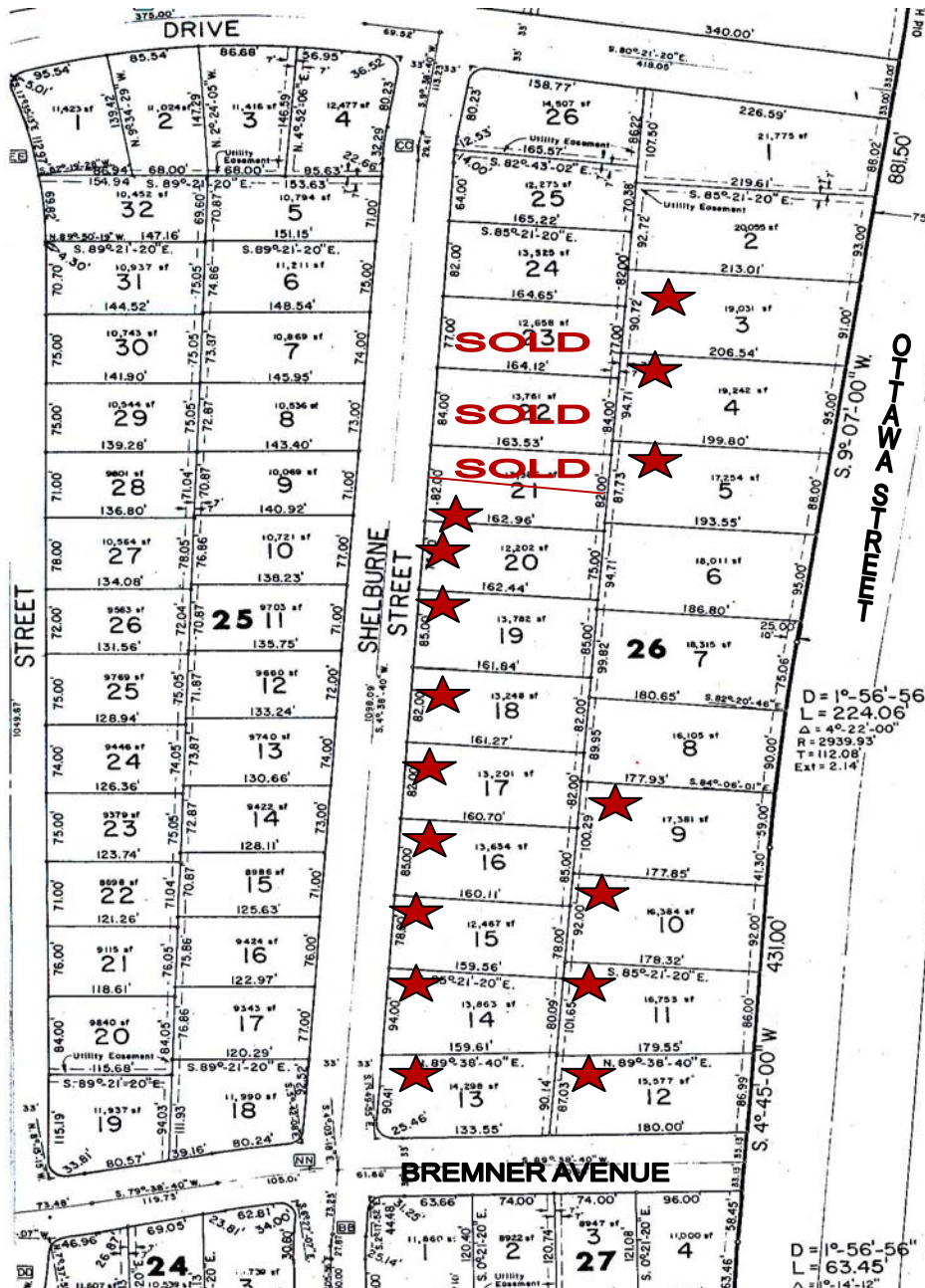


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SOLD
10,000 sf office bldg

Available Parcels ★



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FOR SALE

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Sonnet Heights Subdivision, Block 26 CG ZONING

LOT 3

- 4908 Ottawa St
- Parcel #1580-026-010
- 19,031 sf
- 91'F X 90.72'R X 210'AD
- Taxes \$32
- Specials: Install \$208 ... Bal \$1,562

Lot 4

- 4904 Ottawa St
- Parcel # 1580-026-015
- 19,242 sf
- 95F X 94.71'R X 203'AD
- Taxes \$32
- Specials: Install \$277 .. Bal \$1,631

Lot 5

- 4900 Ottawa St
- Parcel #1580-026-020
- 17,254 sf
- 88'F X 87.73'R X 197'AD
- Taxes \$32
- Specials: Install \$201 Bal \$1,511

LOT 9

- 4804 Ottawa St
- Parcel #1580-026-040
- 17,381 sf
- 100.30'F X 100.29'R X 178'AD
- Taxes \$48
- Specials: Install \$229 ... Bal \$1,722

Lot 10

- 4800 Ottawa St
- Parcel # 1580-026-045
- 16,384 sf
- 92'F X 92'R X 178'AD
- Taxes \$48
- Specials: Install \$210 .. Bal \$1,579

LOT 11

- 4710 Ottawa St
- Parcel #1580-026-050
- 16,753 sf
- 86'F X 101.65'R X 179'AD
- Taxes \$48
- Specials: Install \$196 Bal \$1,476

LOT 12

- 4706 Ottawa St
- Parcel #1580-026-060
- 15,577 sf
- 86.99'F X 87.03'R X 180'AD
- Taxes \$48
- Specials: Install \$198 ... Bal \$1,493

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Sonnet Heights Subdivision, Block 26 RT ZONING

LOT 13

- 1100 Bremner Av
- Parcel #1580-026-065
- 14,298 sf
- 90.41'F X 90.14'R X 159'AD
- Taxes \$32
- Specials: Install \$121 ... Bal \$908

Lot 14

- 4709 Shelburne St
- Parcel # 1580-026-070
- 13,863 sf
- 94'F X 80.09'R X 160'AD
- Taxes \$32
- Specials: Install \$117 .. Bal \$881

Lot 15

- 4801 Shelburne St
- Parcel #1580-026-075
- 12,467 sf
- 78'F X 78'R X 160'AD
- Taxes \$32
- Specials: Install \$105 Bal \$792

LOT 16

- 4805 Sehlburne St
- Parcel #1580-026-080
- 13,654 sf
- 85'F X 85'R X 160'AD
- Taxes \$32
- Specials: Install \$115 ... Bal \$1,001

Lot 17

- 4809 Shelburne St
- Parcel # 1580-026-085
- 13,201 sf
- 82'F X 82'R X 161'AD
- Taxes \$32
- Specials: Install \$112 .. Bal \$839

Lot 18

- 4813 Shelburne St
- Parcel #1580-026-090
- 13,248 sf
- 82'F X 82'R X 162'AD
- Taxes \$32
- Specials: Install \$112 Bal \$842

LOT 19

- 4817 Shelburne St
- Parcel #1580-026-095
- 13,782 sf
- 85'F X 85'R X 162'AD
- Taxes \$32
- Specials: Install \$117 ... Bal \$876

Lot 20

- 4821 Shelburne St
- Parcel # 1580-026-100
- 12,202 sf
- 75'F X 75'R X 163'AD
- Taxes \$48
- Specials: Install \$161 Bal \$1,220

Lot 21

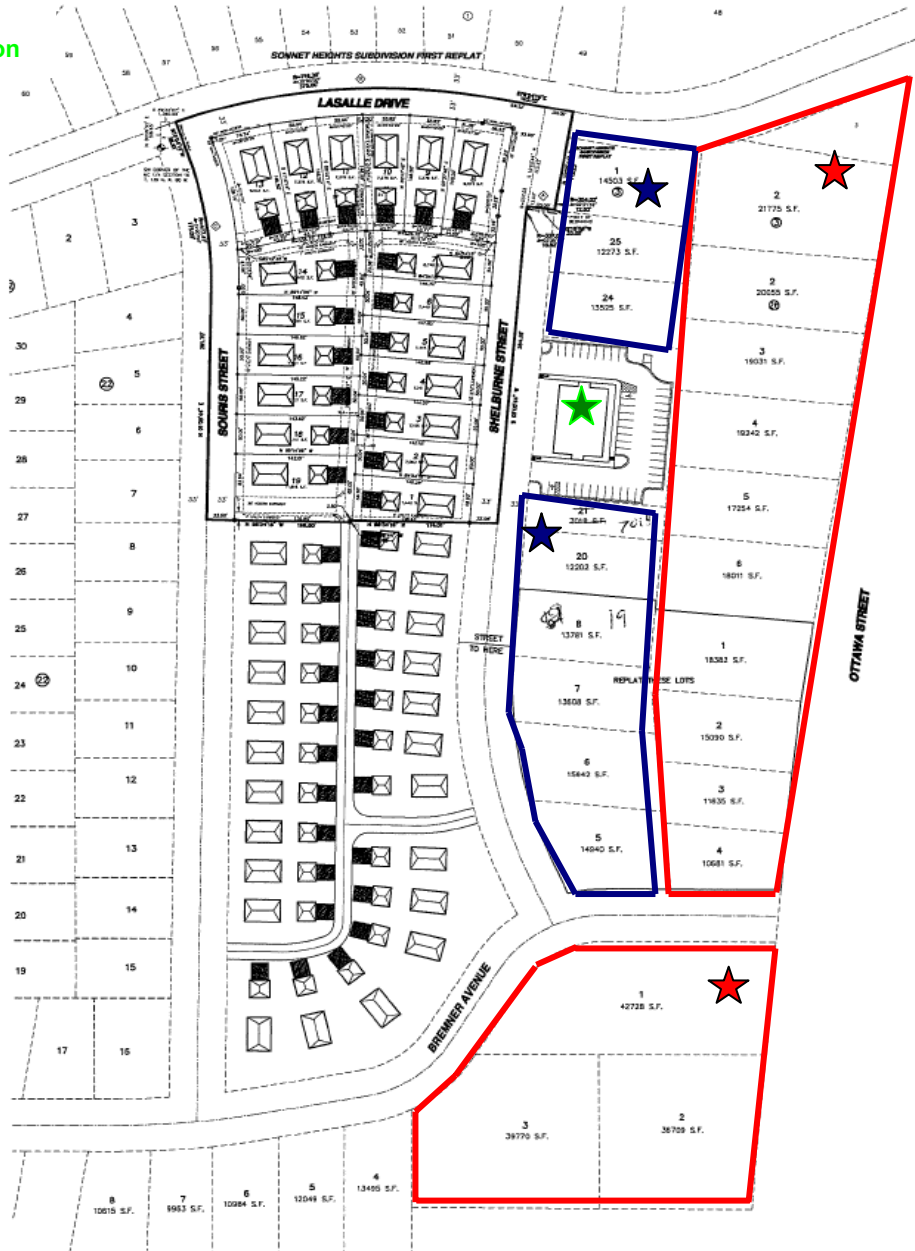
- 4901 Shelburne St
- Parcel #1580-026-105
- 6,693 sf (approx)
- 41'F X 41'R X 163'AD
- Taxes \$25
- Specials: Install \$81 Bal \$611

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Proposed Re-platting of Commercial CG ★
Proposed Re-platting of Commercial RT★

★ 10,000 sf
 Office building
 Under Construction



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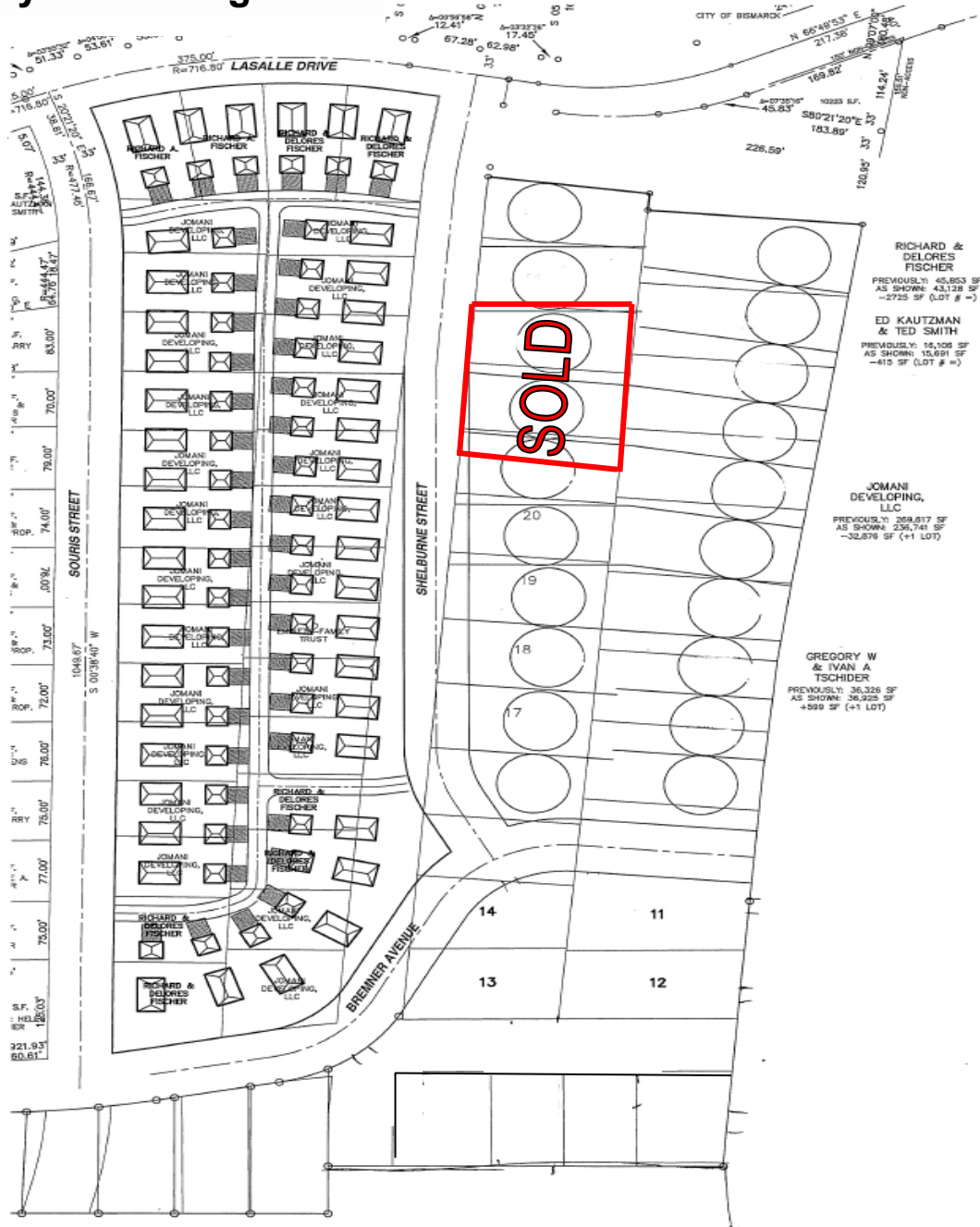




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Over-layer of Existing Plat



FISCHER GETS 40,521.9

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FOR SALE

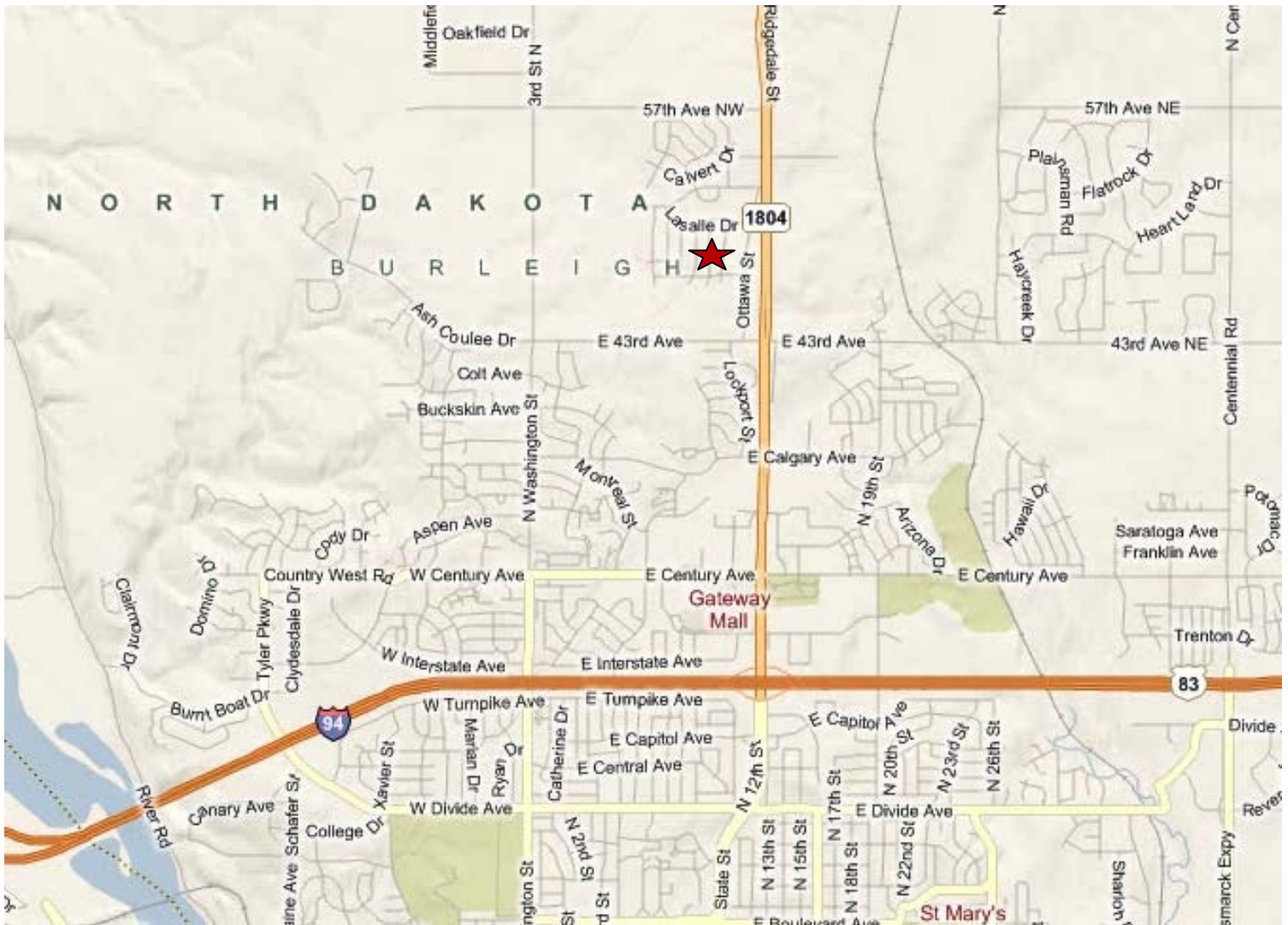
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Subject Property ★





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Our Client / Customer List:



RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE



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ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2008 population is 105,000 up from 94,719 as recorded by the 2000 Census.

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

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

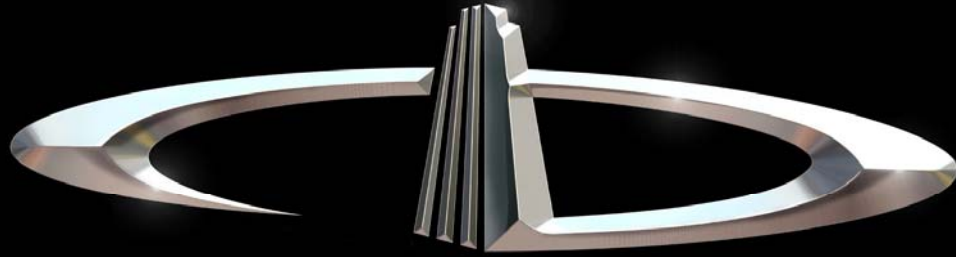
Top five of 'Best Smaller Metro Areas for Business and Careers according to Forbes Magazine

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
- #2 Best Small Places for Business and Careers – Forbes, April 2007
- #3 Safest Metro Area in America – Morgan Quinto
- #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 | ✓ Tuesday Morning |
| ✓ David's Bridal | ✓ Dress Barn |
| ✓ Olive Garden | ✓ Ruby Tuesdays |



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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