

Centrally Located Industrial Lot 3300 Hamilton Bismarck, ND

For Sale



Property Details

- Total Lot Area 7.74 acres
 - Lot can be subdivided
 - City water, sewer, street
 - Shaped lot, ready to build on
 - Easy access to I-94 & Highway 83
 - Great north side Bismarck location
 - Taxes \$3,537 - 10.5 cents / sq. ft.
 - Specials \$136,698 - 40.5 cents / sq. ft.
 - Approx. 62% is under High Line Electrical Easement
- Pricing -
\$1.50 / sq. ft. for Land under Easement
\$3.00 / sq. ft. for Land out of Easement
Total Lot price \$2.07 / sq. ft. - \$698,900

Contact Information

Chuck Huber
701-222-0232 or 701-391-9575
Chuck@BismarckRealty.com

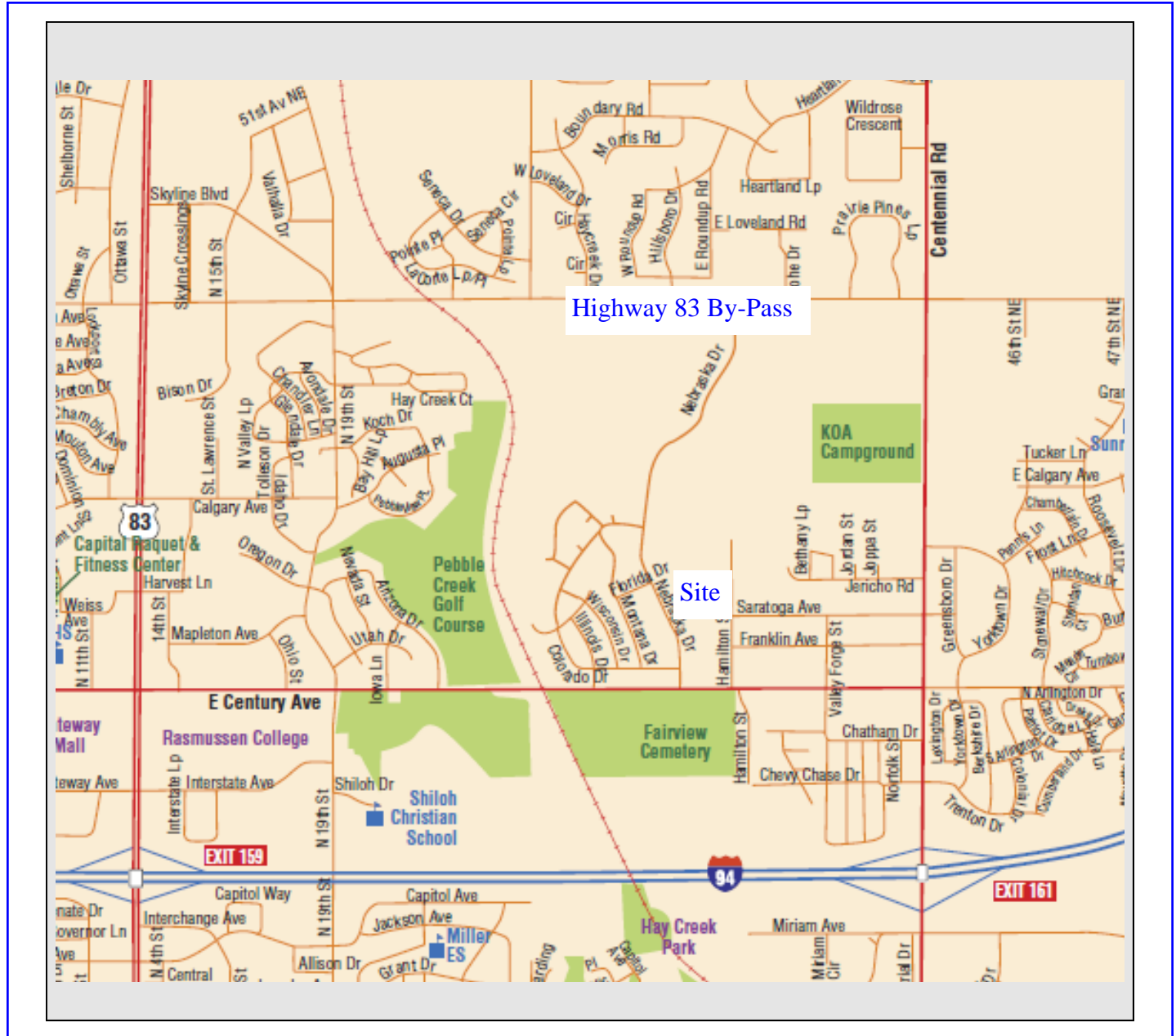
BISMARCK  REALTY CO.

501 E. Main Ave. Bismarck, ND 58501

All information herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information

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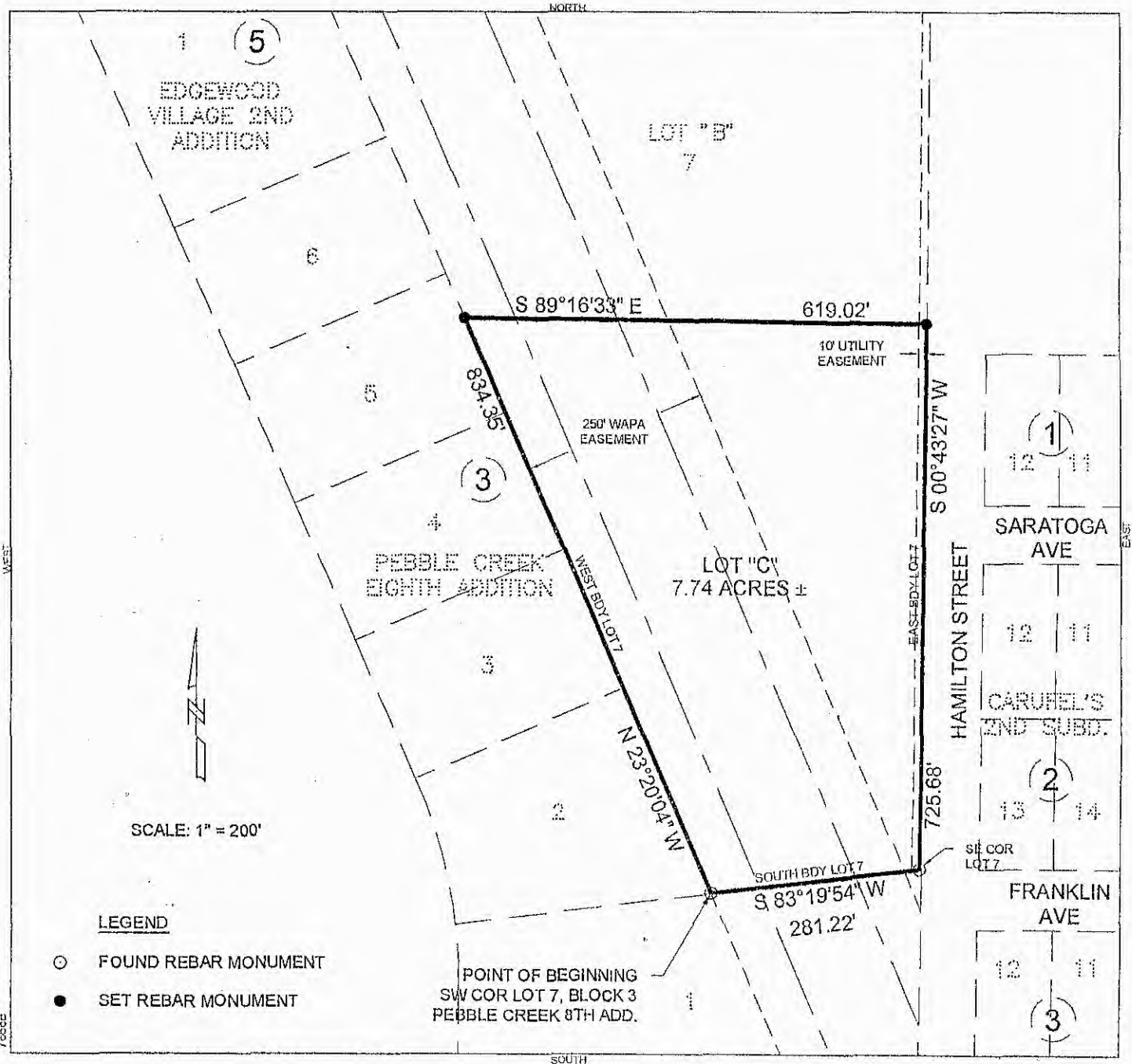
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PLAT OF

Lot "C" of Lot 7, Block 3,
 Pebble Creek 8th Addition SW1/4 Section 23 Township 139 North Range 80 West

Present Owner City ID 1239-003-350



DESCRIPTION

Lot "C" of Lot 7, Block 3,
 Lot Number Pebble Creek 8th Addition () of SW1/4 Section 23 Township 139 North

Range 80 West, described as follows: A tract of land being a part of Lot 7, Block 3 of Pebble Creek 8th Addition of Burleigh County, North Dakota being more particularly described as follows:

Beginning at the southwest corner of Lot 7, Block 3, Pebble Creek 8th Addition of Burleigh County, North Dakota; thence North 23°20'04" West along the west boundary line of said Lot 7 a distance of 834.35 feet; thence South 89°16'33" East a distance of 619.02 feet to a point on the east boundary line of said Lot 7; thence South 00°43'27" West a distance of 725.68 feet to the southeast corner of said Lot 7; thence South 83°19'54" West along the south boundary line of said Lot 7 a distance of 281.22 feet to the Point of Beginning. Said tract of land containing 7.74 Acres, more or less.