

PRIME LOTS ON OLD RED TRAIL
4310 34th Av NW – Mandan ND
4304 32nd Av NW – Mandan ND

- 4310 34th Ave NW

- . \$121,482
- . 2.15 acre
- . 93,447 sf @ \$1.30 psf
- . Taxes \$1,937 (2010 est)
- . Special Install \$665
- . Special Bal \$2,398
- . Borders Old Red Trail & 34th St NW

- 4304 32nd Ave NW

- . \$277,866
- . 5.80 acres
- . 252,605 sf @ 1.10 psf
- . Taxes \$5,228 (2010 est)
- . Special Install \$6,790
- . Special Bal \$39,466
- . Access from Old Red Trail & 30th Av NW

- Zoned MA

Contact Information:

Bill Daniel, CCIM
 701.220.2455
 Bill@DanielCompanies.com

Kyle Holwagner
 701.400.5373
 Kyle@DanielCompanies.com

Ann Sharp
 701.220.0261
 Ann@DanielCompanies.com

Daniel Companies
 304 E Rosser Ave Suite 200
 Bismarck ND 58501
 701.223.8488
 701.223.8860 fax

DanielCompanies.com

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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Old Red Trail - Mandan

- **Area Businesses**
 - Cloverdale Foods
 - Seven Seas Best Western
 - NISC
 - Mandan Junior High
 - Cole Papers
 - Pepsi
 - Railroad Museum

- **Potential Uses**
 - Manufacturing Facility
 - Wholesale
 - Apartments
 - Retail
 - Storage Units
 - Agriculture & Energy Related Businesses
 - Industrial & Commercial Uses
 - Frito Lay

- **Easy Access to I-94**

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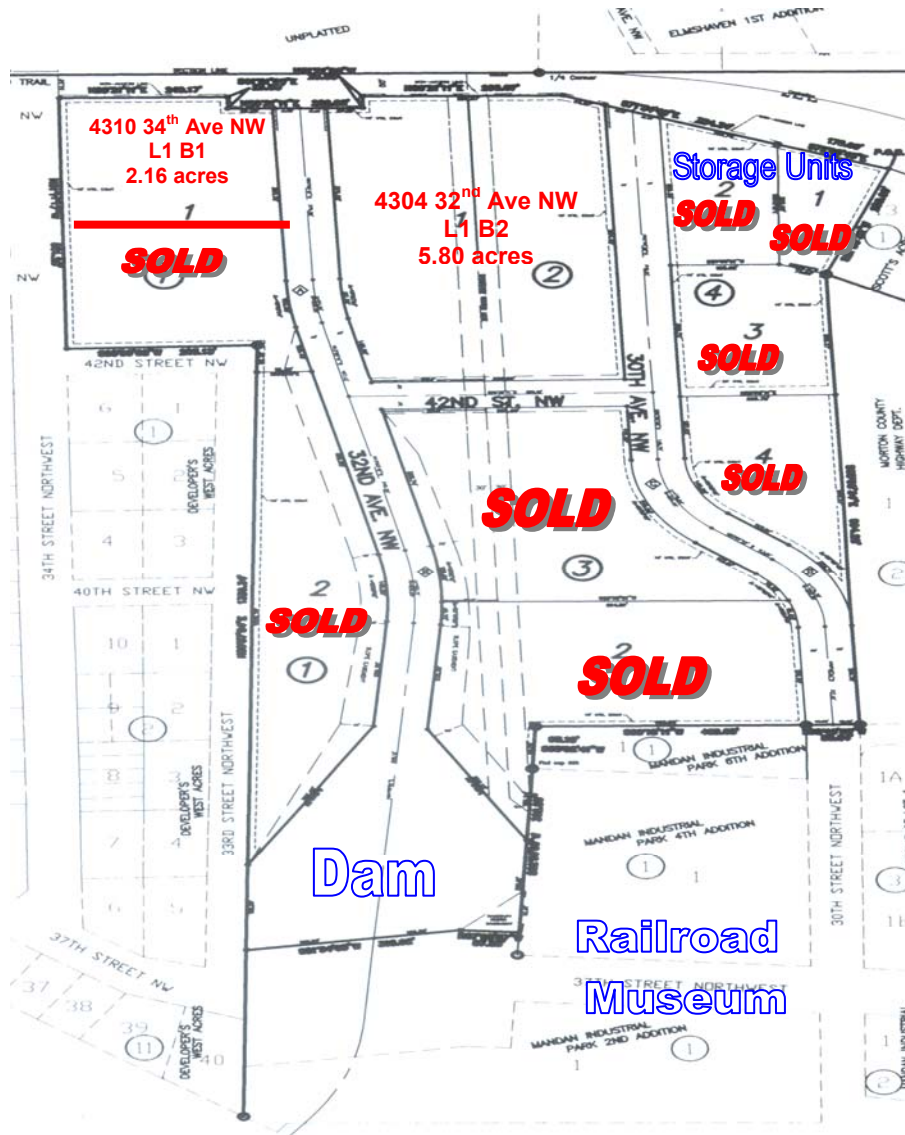




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Mandan Industrial Park 7th Addn



FOR SALE

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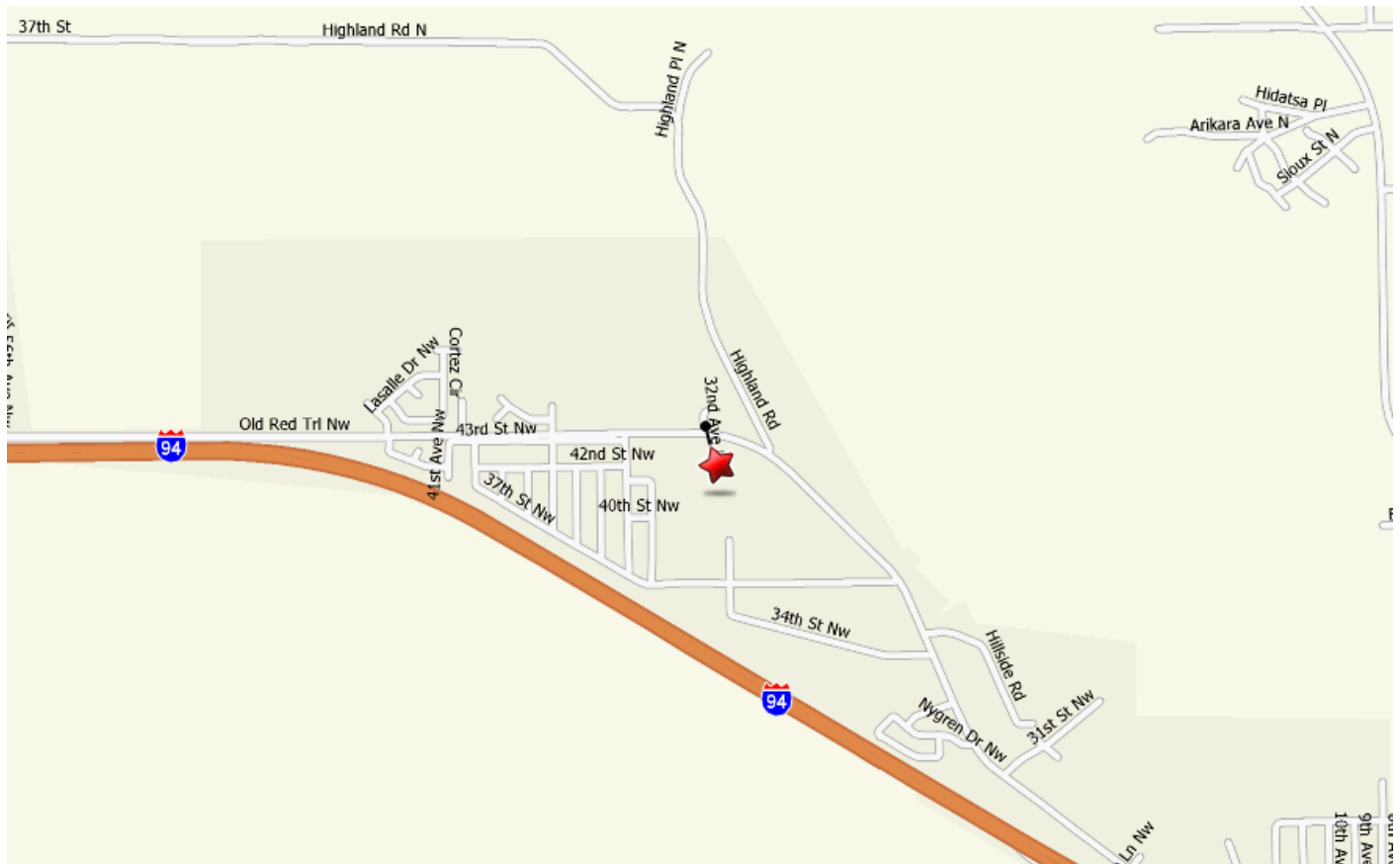




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Subject Property



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Our Client / Customer List:





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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

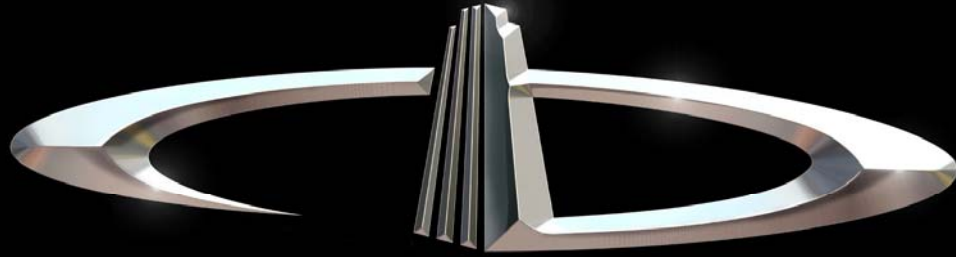
Top five of 'Best Smaller Metro Areas for Business and Careers according to Forbes Magazine

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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