



PRIME INDUSTRIAL LOTS

1700, 1820 AND 1840 YEGEN RD
BISMARCK, ND

KYLE HOLWAGNER, CCIM, SIOR

Partner | Broker Associate
701.400.5373
kyle@thecragroup.com

KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker
701.527.0138
kristyn@thecragroup.com

FOR SALE



PRIME INDUSTRIAL LOTS

1700, 1820, 1840 YEGEN RD BISMARCK, ND 58504



OFFERING SUMMARY

Sale Price:	\$2,439,360
Lot Size:	487,872 SF
Zoning:	MA, P
Market:	Bismarck
Submarket:	South

PROPERTY OVERVIEW

Industrial lots in the Northern Plains Commerce Centre Addition to be sold as one parcel. These parcels have high visibility on Yegen Road and great access to Bismarck Expressway and I-94. See brochure or documents tab for additional information.

PROPERTY HIGHLIGHTS

- Zoned MA/P
- PID# (1700): 1995-001-250, Taxes (2022): \$7,566.05 Specials- Installments: \$3,510.15 / Balance: \$15,190.20
- PID# (1820): 1995-001-485, Taxes (2022): \$1,284.73 Specials- Installments: \$595.87 / Balance: \$2,578.65
- PID# (1840): 1995-001-501, Taxes (2022): \$2,739.74 Specials- Installments: \$1,502.20 / Balance: \$6,500.80



KYLE HOLWAGNER, CCIM, SIOR
 Partner | Broker Associate
 701.400.5373
kyle@thecragroup.com

KRISTYN STECKLER, COMMERCIAL REALTOR®
 Partner | Broker
 701.527.0138
kristyn@thecragroup.com

FOR SALE



PRIME INDUSTRIAL LOTS



KYLE HOLWAGNER, CCIM, SIOR
Partner | Broker Associate
701.400.5373
kyle@thecragroup.com

KRISTYN STECKLER, COMMERCIAL REALTOR®
Partner | Broker
701.527.0138
kristyn@thecragroup.com

BUILDING RELATIONSHIPS. BUILDING THE COMMUNITY.™



**KYLE HOLWAGNER, CCIM,
SIOR**

Partner | Broker Associate

701.400.5373

kyle@thecragroup.com



**KRISTYN STECKLER,
COMMERCIAL REALTOR®**

Partner | Broker

701.527.0138

kristyn@thecragroup.com

STAY IN TOUCH



@THECRAGROUP



@THECRAGROUP



THE CRA GROUP

THECRAGROUP.com

THE CRA GROUP | 216 N 2ND ST | BISMARCK, ND 58501

Although information has been obtained from sources deemed reliable, neither Owner nor CRA makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Property may be withdrawn without notice. Neither Owner nor CRA accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Photos, logos, and other images herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.