

# Self Storage Development Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Bismarck Express Storage Development Site

2930 Vermont Avenue  
Bismarck, ND 58504

Presented by:

**TOM FLANNIGAN, ALEX IHRKE,  
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Area CRE Services - Licensed Under Keller  
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**LIST PRICE: \$1,365,000**

### INVESTMENT HIGHLIGHTS

- Fully-entitled, permit-ready development site in Bismarck, ND with \$850,000 of design, site prep and soft costs paid by Seller
- 3.24 acres situated on Bismarck Expressway frontage with great visibility to over 17,000 VPD
- Proposed development would offer 739 units and 92,938 RSF of climate controlled storage
- Limited availability of climate controlled self storage units drives strong rental rates
- Current owner has completed surveys, environmental and geotechnical studies
- Close proximity to many retailers such as Walmart, Sam's Club, Dairy Queen, Taco Bell and more

### PROPERTY DETAILS

|                 |         |
|-----------------|---------|
| Proposed GSF:   | 122,712 |
| Proposed RSF:   | 92,938  |
| Proposed Units: | 739     |
| Acreage:        | 3.24    |



