



## **SPACE AVAILABLE:**

MOVE-IN READY | 4,428 SF  
Lot Size | 1.752 Acres (76,317.12 SF)

## **PRICE:**

\$765,000.00

## **HIGHLIGHTS:**

- Clinic Use with Waiting & Reception Area
- X-Ray Room
- 6 Exam Rooms
- 1 Private Office
- Large Conference Room
- 3 M/W Restrooms
- Nurses Station
- Lab Room
- 2 Storage Rooms
- Large Paved Parking Lot with lots of yard space behind the building



## **Steve Ilse**

**Director of Business Brokerage**  
**Partner | Commercial Realtor®**

**701.223.2450**

[steve@aspengrouprealestate.com](mailto:steve@aspengrouprealestate.com)

**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPPREALESTATE.COM](http://WWW.ASPENGROUPPREALESTATE.COM)**

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# PROPERTY DETAILS

PID#: CL-138-79-15-01-030

Legal Description: MILLENNIUM PRO PARK RPLT Block 01 LOT 3 547352

Zoning: PUD

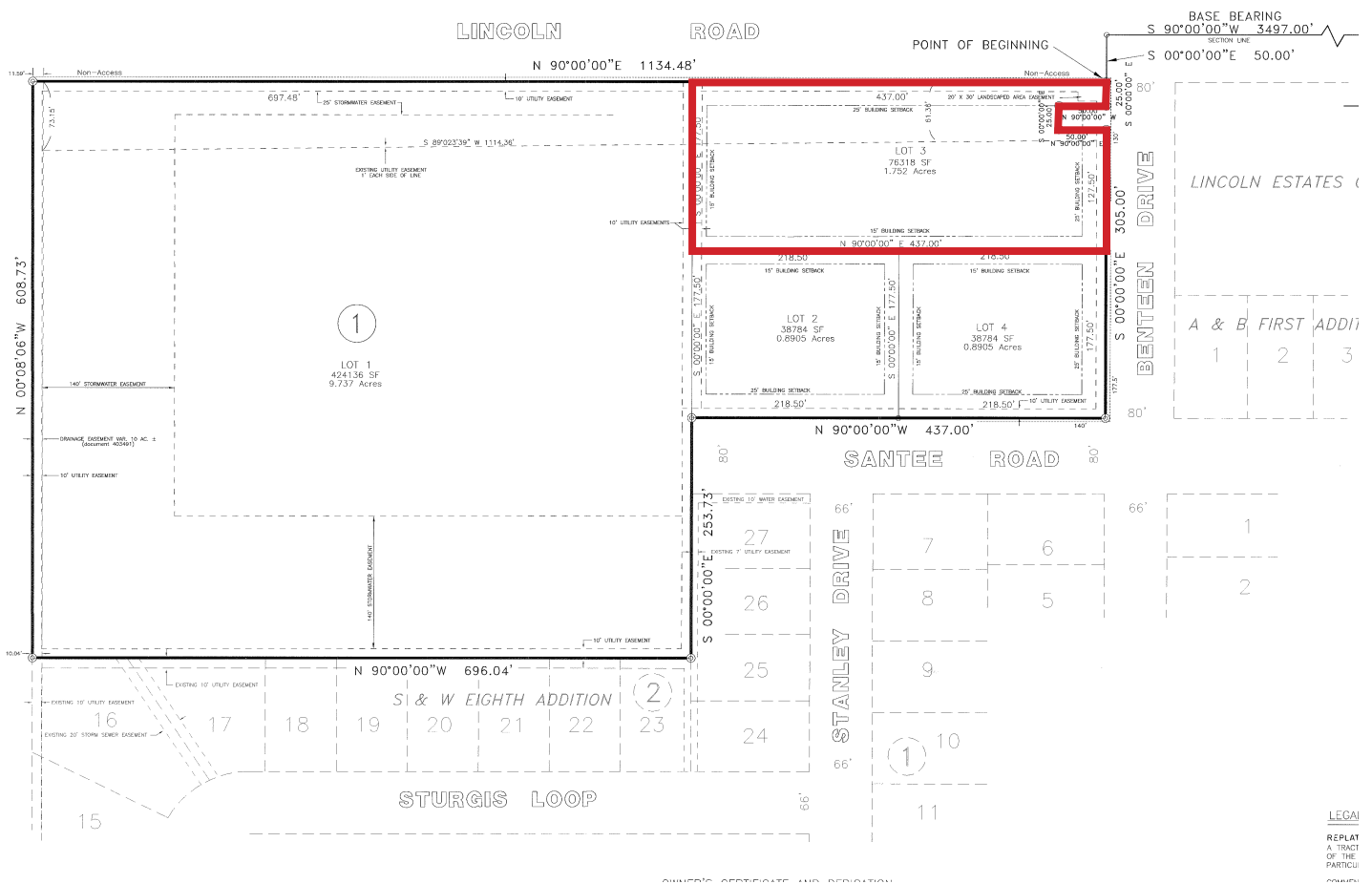
Lot Size: 1.752 Acres (76,317.12 SF)

Building Size: 4,428 SF

2023 Taxes: None at this time

Special Assessments: \$69.69 Installment; \$0 Remaining Balance

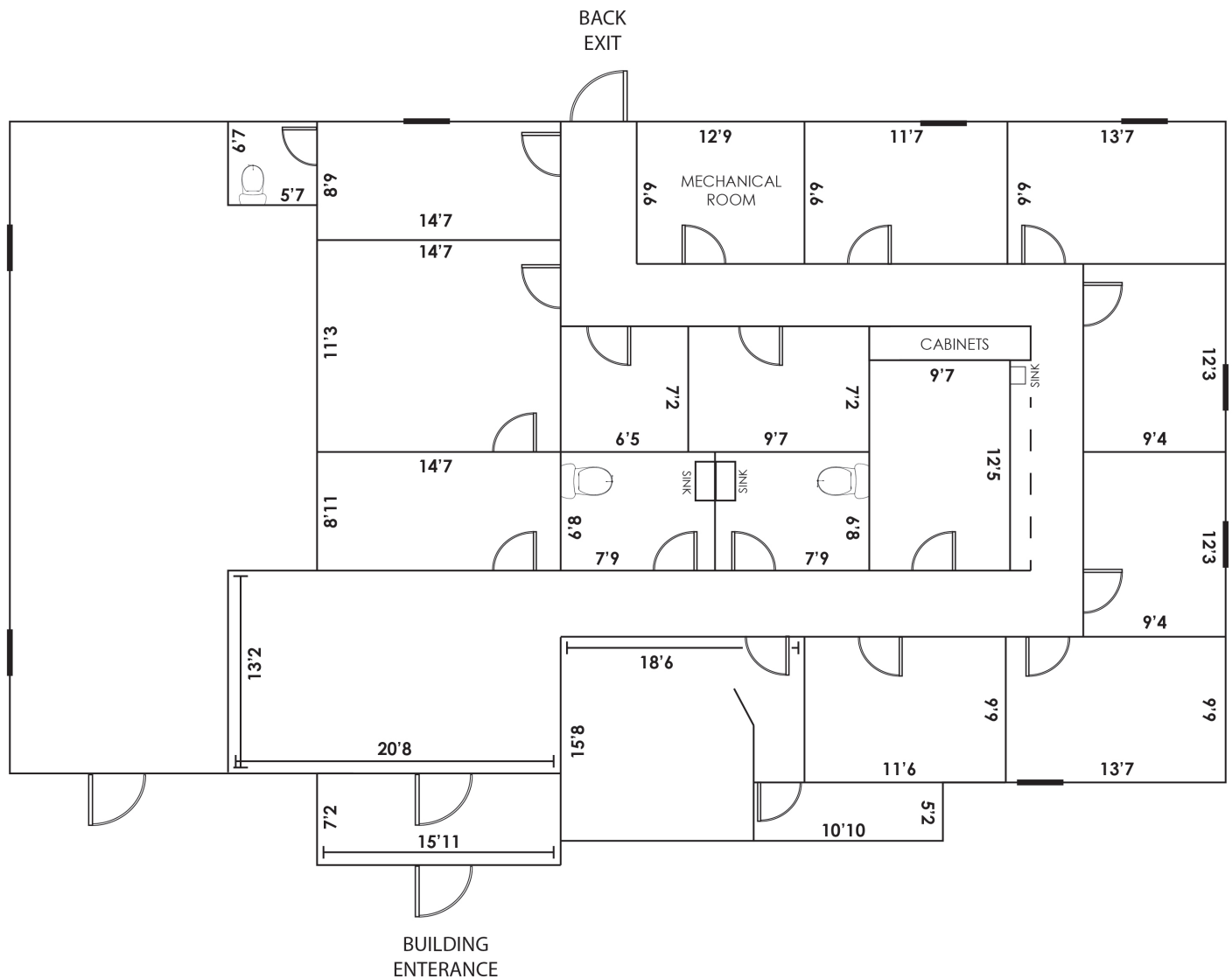
# PLAT MAP



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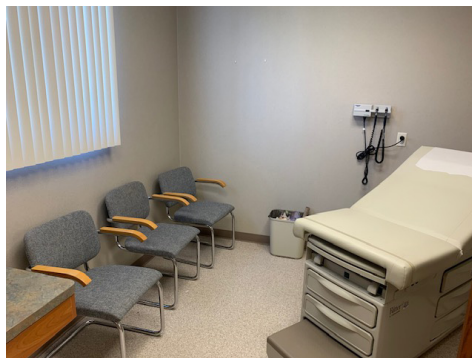
# FLOOR PLAN



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# PROPERTY PHOTOS



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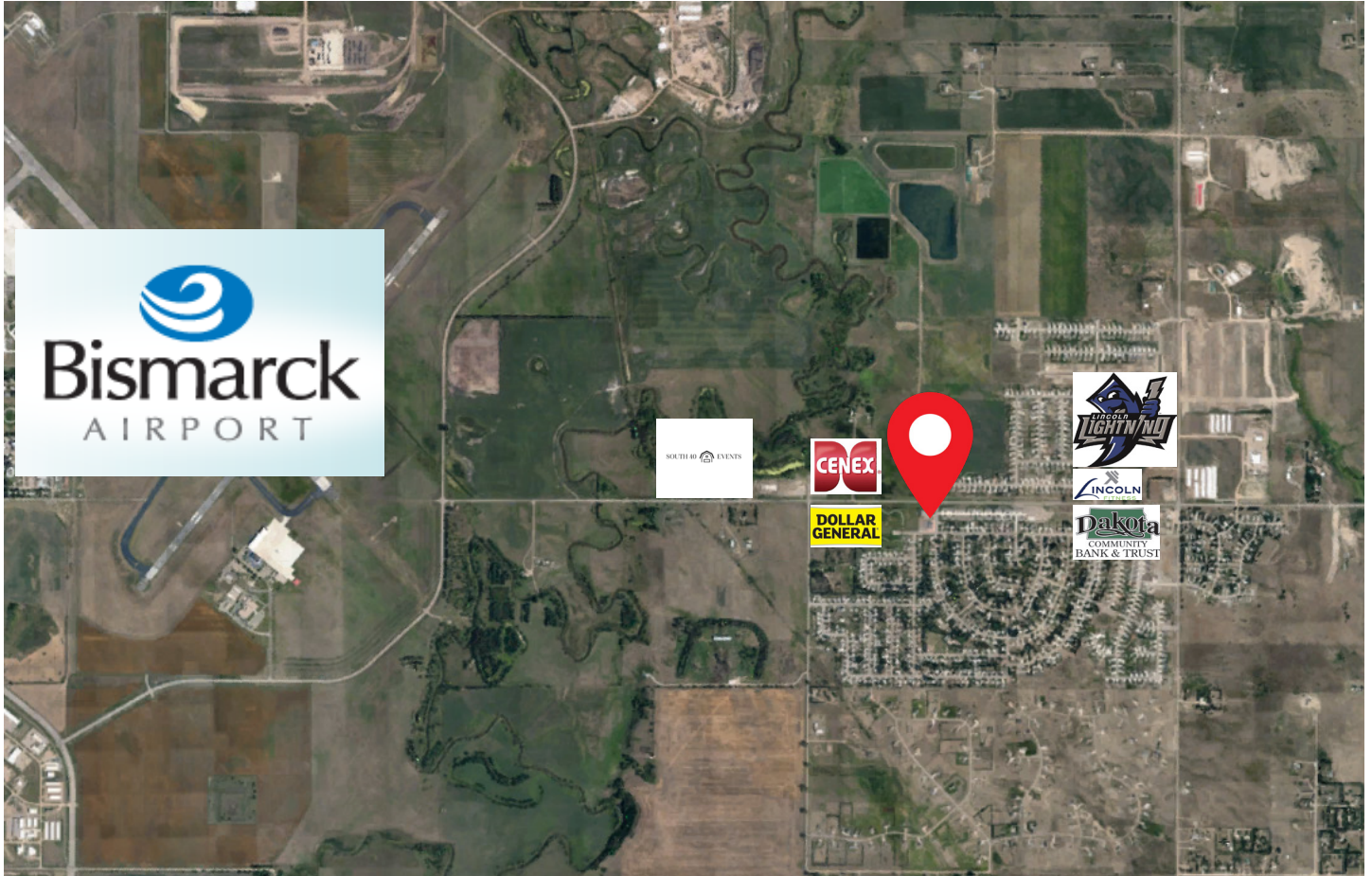
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# LOCATION MAP



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