



## SPACE AVAILABLE:

Building | 7,050 SF

Lot | 47,798 SF (1.1 Acres)

## PRICE:

\$1,079,000.00

## HIGHLIGHTS:

- Reception & Retail Area
- Office & Storage Room
- 16' Sidewalls
- 16'x20' & 10'x10' Overhead Doors
- Make-up Air Unit
- Surface Parking Lot
- Large Gated & Fenced Gravel Yard

**\*\* TENANT IS OCCUPYING THE PROPERTY, PLEASE CONTACT LISTING BROKER AND NOT THE TENANT**



## Scott Ritter

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

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## PROPERTY DETAILS

**Parcel ID:** 0655-009-009

**Legal Description:** EASTDALE Block: 9 EAST 110' OF EAST 1/2 OF LOT 1

**Lot Size:** 47,798 SF (1.1 Acres)

**Building Size:** 7,050 SF

**Year Built:** 1996 (2011 Addition)

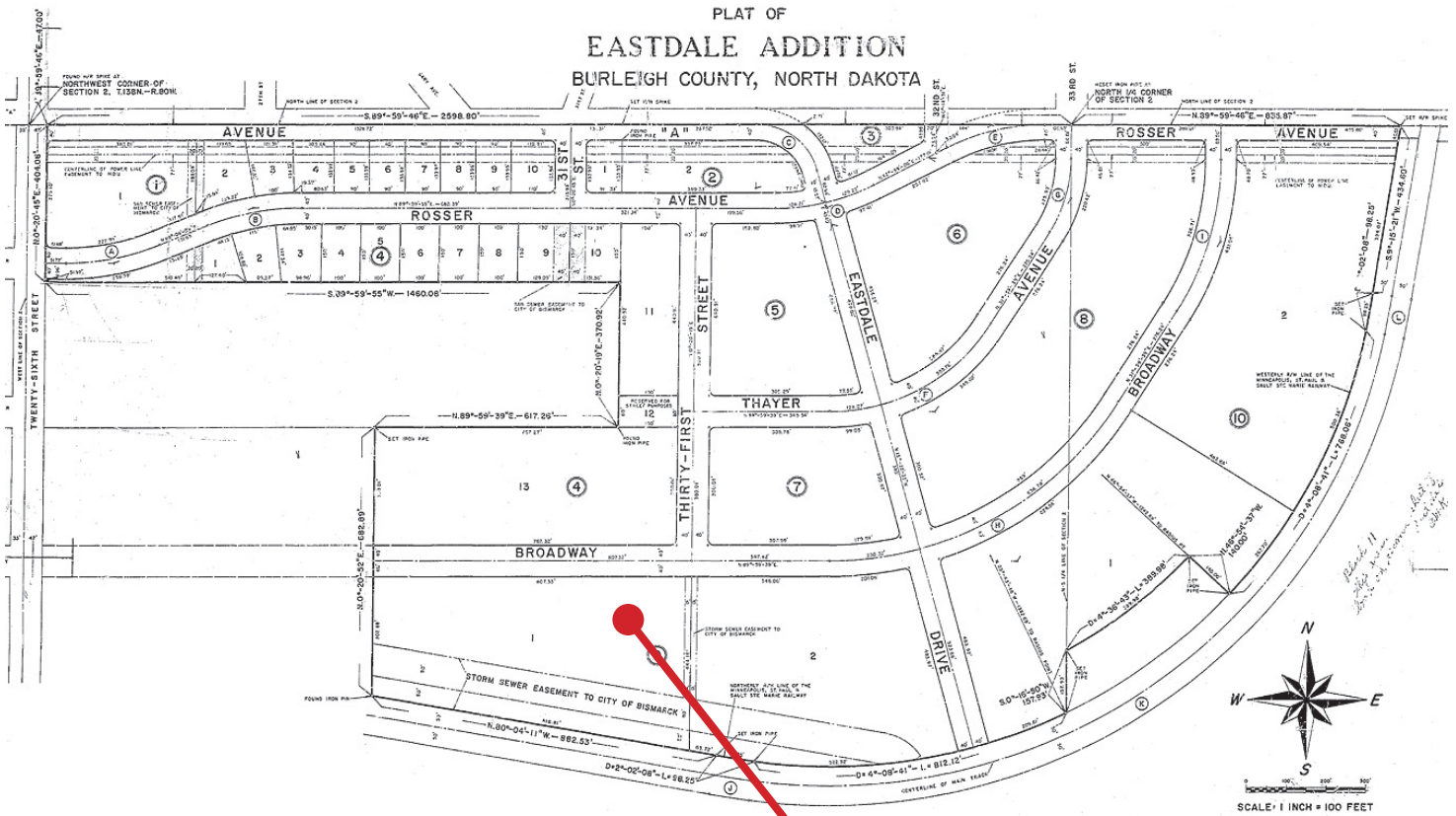
**Zoning:** MA - Light Industrial

**2023 Taxes:** \$9,069.83

**Special Assessments:** \$360.26 Installment; \$994.48 Remaining Balance

- 775 SF Office (1 Private Office and Storage Room)
- Reception & Retail Area
- Storage Mezzanines
- Restroom
- Exterior 16'x20' & 10'x10' Overhead Doors
- Interior 16'x20' Overhead Door connecting Addition to original structure
- Forced Air Heat/AC in Office
- Make-Up Air Unit
- Concrete Floor with Floor Drain
- Metal EPS Exterior Walls
- Large Gated & Fenced Gravel Yard

## PLAT MAP



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# PROPERTY PHOTOS



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# LOCATION MAP



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