



SPACE AVAILABLE:

Building Size | 4,000 SF
Lot Size | 17,310 SF

PRICE:

Lease | \$3,800.00/month*
Sale | \$489,000.00

* PLUS ALL UTILITIES & SNOW REMOVAL

HIGHLIGHTS:

- Finished Retail/Office Space with new vinyl plank flooring
- 2'x4' acoustic drop-in ceiling with LED lighting
- 8' Ceiling Height
- (1) 12'x14' office
- (1) 12'x16' Kitchen/Breakroom
- Two remodeled restrooms
- Rear Door w/ Shop Access removed but can be added back in.
- Shop Area with 10' x 10' Overhead Garage Door
- Shop heated with Reznor Heater
- Insulated Ceiling with 12' Sidewalls, 13'5" center height
- Floor Drain
- 8' Fluorescent 2-lamp strip lighting
- Gas Furnace with Central Air Conditioning
- Off-Street Parking (Approx. 6 Parking Spaces)
- Yard Space in the Rear of Building



Scott Ritter

Broker Associate | Partner
Commercial Realtor®

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424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

PID#: 0125-017-035

LEGAL DESCRIPTION: PARK HILL (AUD LOTS) Block: 17 PT AUD LOT 17; BEG

ZONING: CG - Commercial

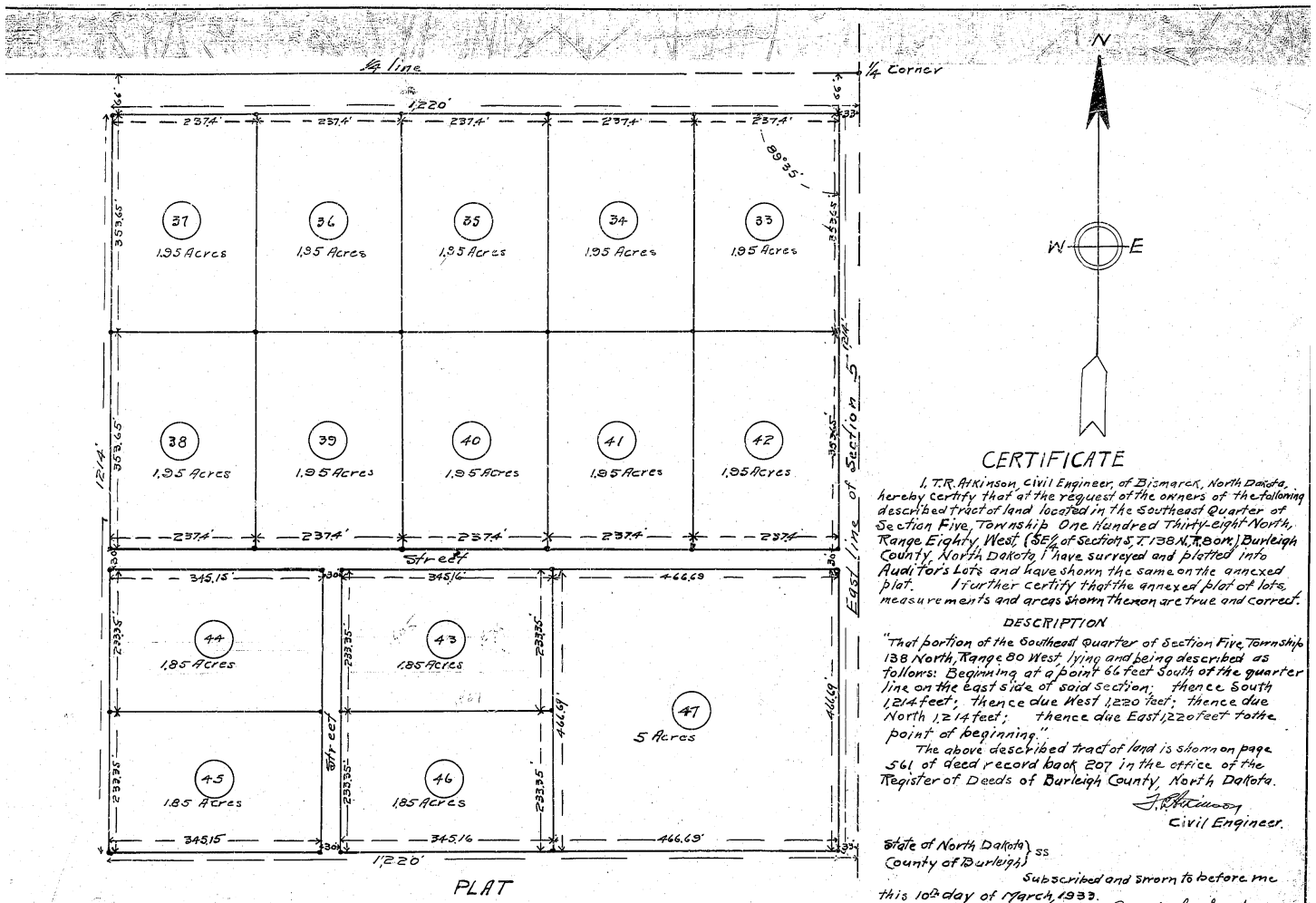
BUILDING SIZE: 4,000 SF

YEAR BUILT: 1982

LOT SIZE: 17,310 SF

2023 TAXES: \$4,106.03

SPECIAL ASSESSMENTS: None at this time



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PROPERTY PHOTOS



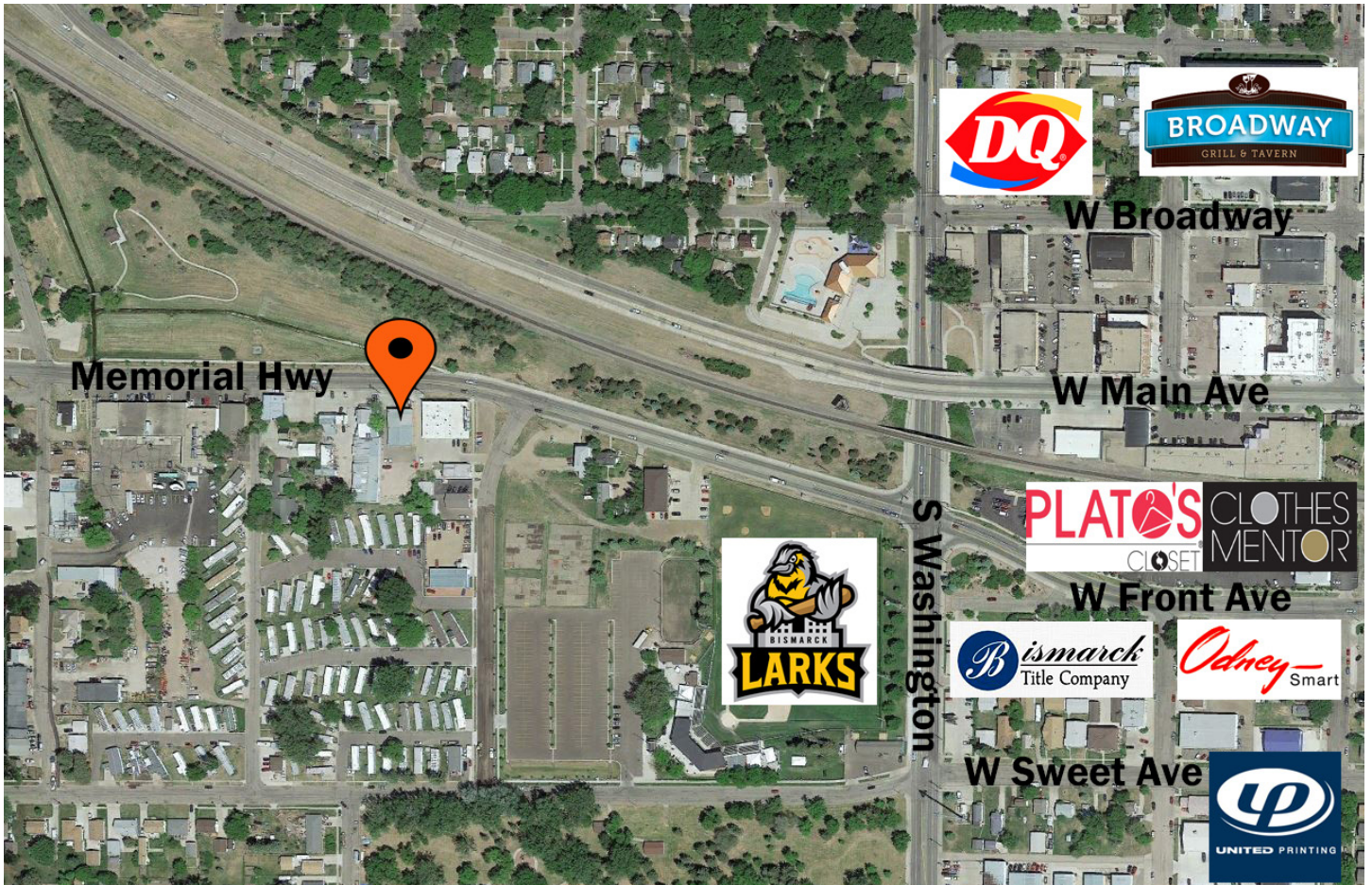
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LOCATION MAP



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