



SPACE AVAILABLE:

SUITE 2 | 4,298 SF

PRICE:

\$13.50 PSF Mod. Gross

HIGHLIGHTS:

- **Available April 1st 2025**
- 10 Private Offices
- Space for Cubicles & Open Workspace
- 1 Conference room
- Large Reception Area
- Copy/Supply Room
- Kitchenette
- Shared Bathrooms
- Large Parking Lot



Mike Ilse

Broker | Partner
Commercial Realtor®

701.223.2450

mike@aspengrouprealestate.com

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.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#: 0635-001-055

LEGAL DESCRIPTION: AIRPORT EXPRESSWAY Block: 1 LOT 3 & N 1/2 OF LOT 4

PROPERTY ADDRESS: 909 Basin Avenue, Bismarck ND 58503

BUILDING SIZE: 9,008 SF

LOT SIZE: 30,000 SF

ZONING: CG - Commercial

YEAR BUILT: 1974

2023 TAXES: \$13,304.57

SPECIAL ASSESSMENTS: \$1,337.09 Installment; \$1,352.96 Remaining Balance

AIRPORT EXPRESSWAY ADDITION BISMARCK, NORTH DAKOTA

CURVE DATA

CURVE	Δ	D	T	L	R
A	90°31'33"	67'-00'-00"	948.16'	1508.71'	355.97'

NOTES

- ALL CURVE POINTS ARE BASED ON GRADE INTERSECTION.
- 1/4" = 100'-00" (VERTICAL SCALE).

SURVEYOR'S CERTIFICATE

I, *Paul W. Mochter*, a duly licensed professional engineer and land surveyor in the state of North Dakota hereby certify that this plan is a true and correct survey from level to level and conforms to the laws of North Dakota, and that all dimensions and angles are correct and shown, and that legal descriptions hereon are true and correct.

OWNER'S CERTIFICATE & DEDICATION

WHEREAS ALL PARTS OF THESE PREMISES THAT WERE NOT REAL ESTATE TRUST HAS CARRIED TWO PLOTS FOR INDIVIDUALS AND SHOWN ON THE ABOVE PLAT TO BE IDENTIFIED AND PLATTED AS "AIRPORT EXPRESSWAY ADDITION" AND SHOWN LOCATIONS THEREON, INCLUDING ALL DIMENSIONS AND ANGLES AND OTHER PUBLIC UTILITIES WERE SHOWN HEREON ON LOT AND LOT 21 TO THE PUBLIC USE FOR THE CITY OF BISMARCK, NORTH DAKOTA;

BEFORE WE SIGNED THESE INSTRUMENTS TO RUN WITH THE LAND, FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES UNDER THESE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS";

A PART OF THE UNDULATED AND AFFECTED TRUSTEES OF WARDEN REAL ESTATE TRUST;

STATE OF NORTH DAKOTA: 10
COUNTY OF BISMARCK: 10

ON THIS 23rd DAY OF *June*, 2020, BEFORE ME PERSONALLY APPEARED PAUL W. MOCHTER, AND WARDEN TRAFFIC AND JAMES J. HANSEN, A MAJORITY OF THE QUALIFIED AND AFFECTED TRUSTEES OF WARDEN REAL ESTATE TRUST THAT IS DESCRIBED IN AND THAT EXECUTED THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE INSTRUMENT ON BEHALF OF SAID TRUST.

Paul W. Mochter
PAUL W. MOCHTER, TRUSTEE

James J. Hansen
JAMES J. HANSEN, TRUSTEE

Ward Traffic
WARDEN TRAFFIC, TRUSTEE

PLANNING COMMISSION APPROVAL

THE PROVISIONS OF LAND SHOWN ON THE ABOVE PLAT AND AS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA ON *JUNE 23*, 2020, IN ACCORDANCE WITH THE LAWS OF NORTH DAKOTA, GOVERNANCES OF THE CITY OF BISMARCK, AND COLLECTIVE ACTION BY THE PLANNING COMMISSION, IS HEREBY THEREON SET, THE NAMES AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA.

John E. Taylor
JOHN E. TAYLOR, CHAIRMAN

Jim Beck
JIM BECK, SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE PROVISIONS OF LAND SHOWN ON THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF ALL TRUSTEES SHOWN HEREON AND HAS APPROVED THE SEVERAL AS SHOWN ON THE ABOVE PLAT AS AN AMENDMENT TO THE MASTER PLAN OF BISMARCK.

THE APPROVING ACTS OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, HAS LAID BY RESOLUTION APPROVED THE *23rd* DAY OF *JUNE*, 2020.

John E. Taylor
JOHN E. TAYLOR, SECRETARY

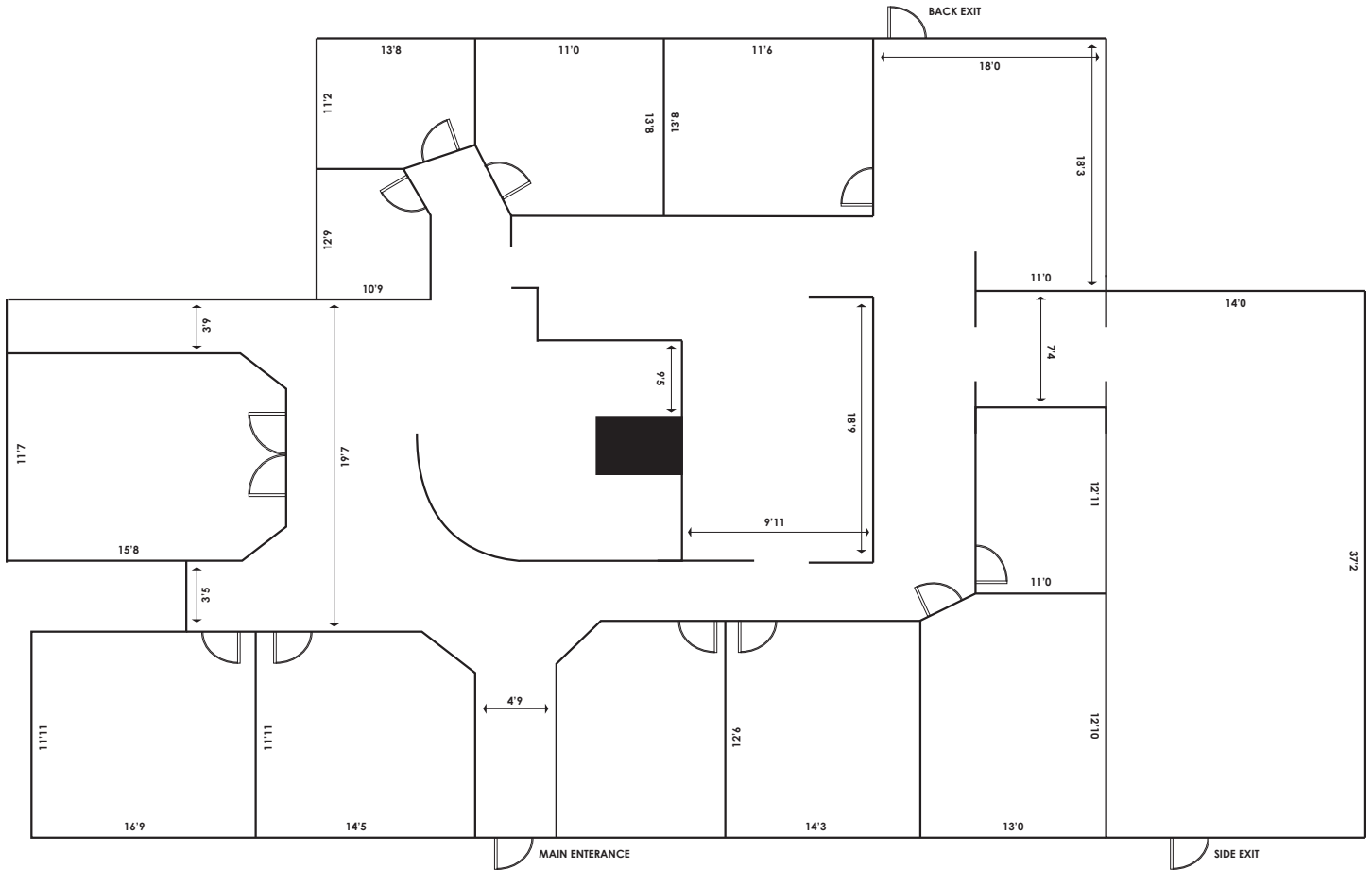
CITY ENGINEER'S APPROVAL

I, *Paul W. Mochter*, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE THESE INSTRUMENTS AS SHOWN ON THE ABOVE PLAT.

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FLOOR PLAN



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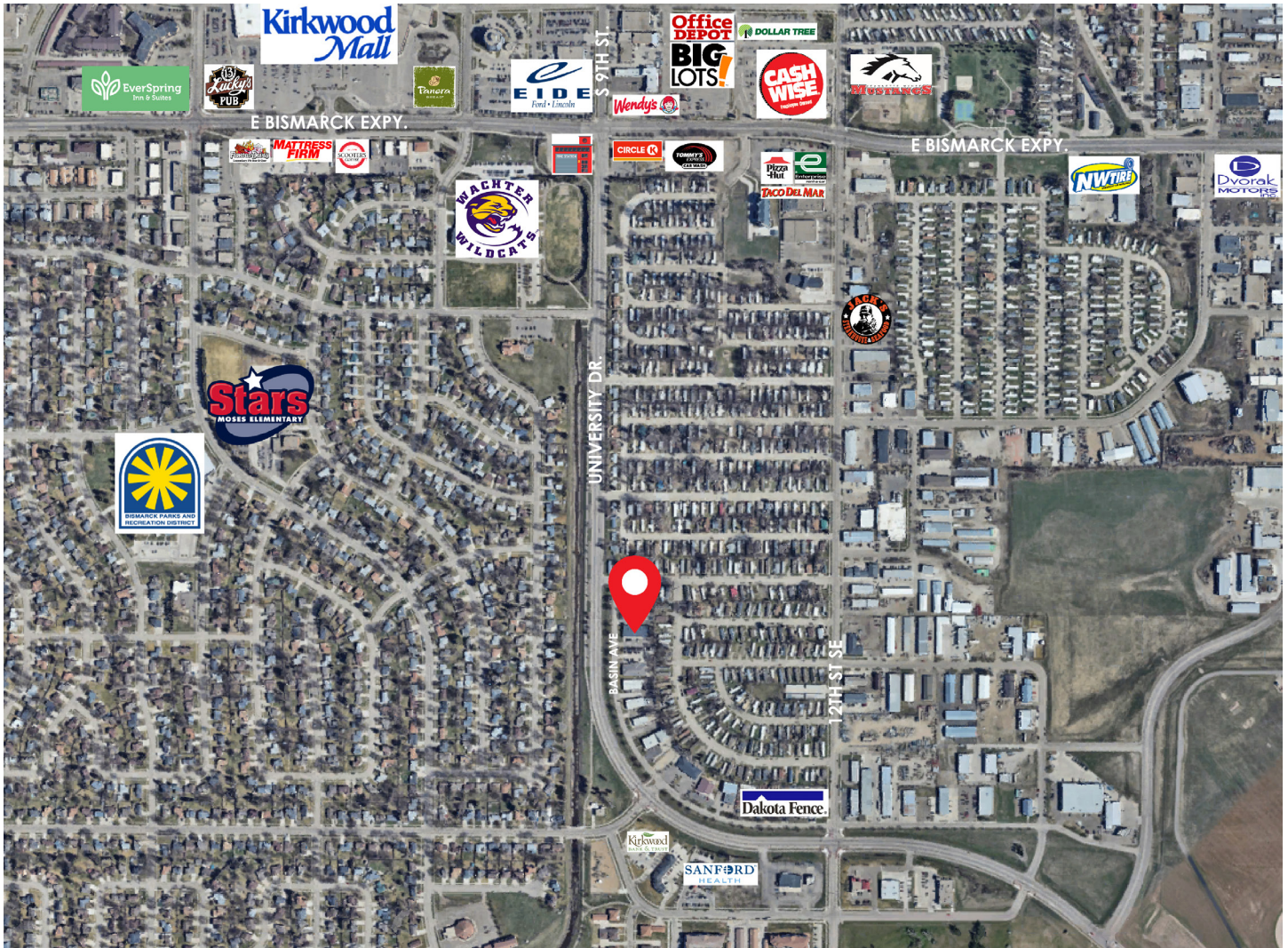
PROPERTY PHOTOS



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LOCATION MAP



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