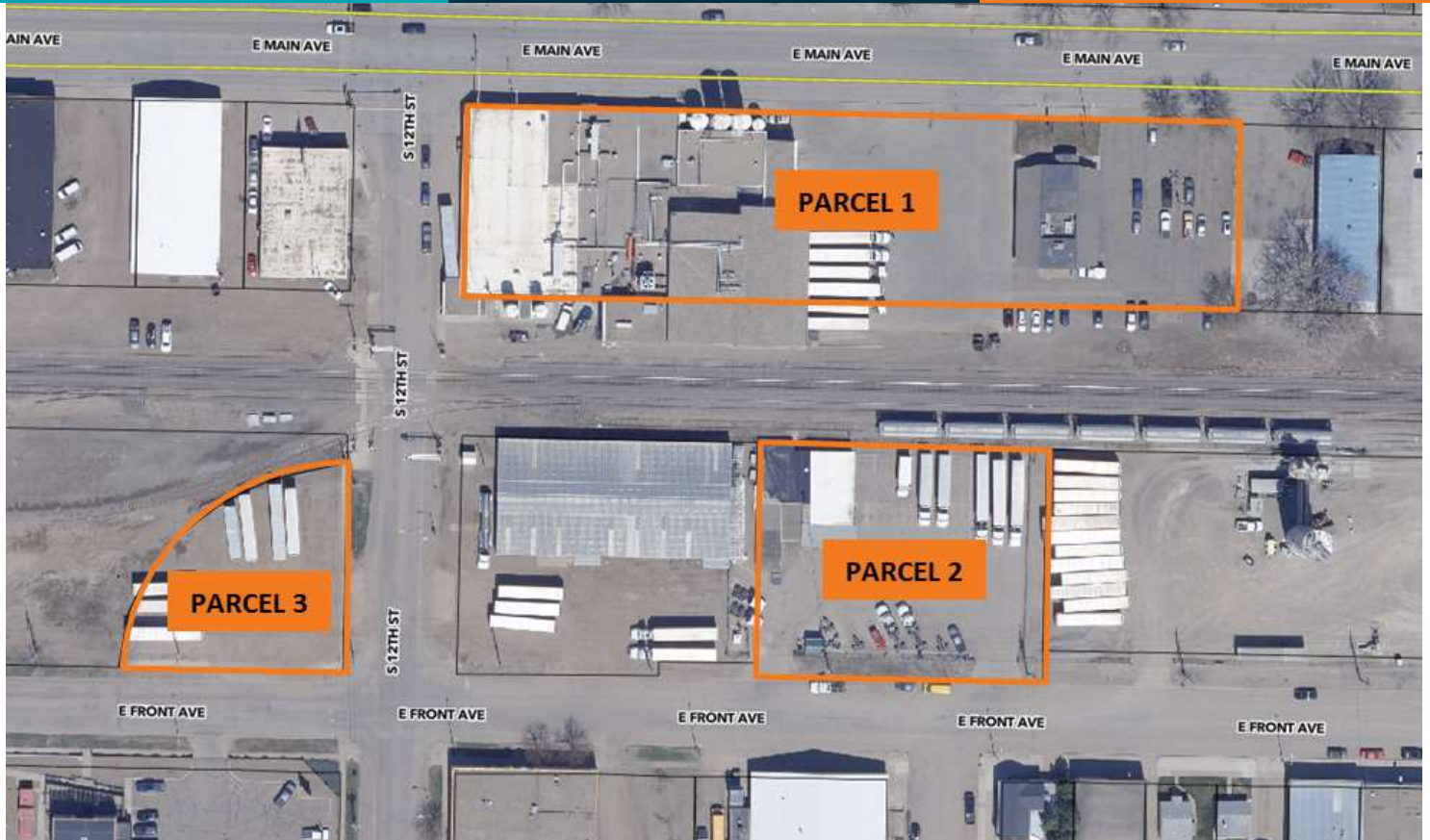


INDUSTRIAL PROPERTIES FOR SALE

1207 & 1301 E MAIN AVE / 1216 & 1120 E FRONT AVE | BISMARCK, ND





PROPERTY OVERVIEW

The sale properties consist of three total parcels. The first is a 75,481 sf site improved with a 34,456 sf office and warehouse/processing building and a 3,336 sf office building. The second parcel is a 27,976 sf site that is improved with a 3,003 sf storage/warehouse building and has a fully fenced concrete yard. The third parcel is a 13,819 sf vacant gravel surfaced site on the northwest corner of E. Front Avenue and S 12th Street. This site has a quarter-circle shape.

PROPERTY HIGHLIGHTS

- All three separate parcels - sold as one
- Mixture of office and warehouse usage
- 540' of Main Street Frontage
- Fully fenced concrete yard
- 8 Dock Doors
- Large hard surface parking lot
- SCHEDULED TOURS ONLY

OFFERING SUMMARY

Sale Price:	\$1,950,000
Total Building Size:	40,795 SF
Total Lot Size:	117,276 SF
Zoning:	MA
PID#:	0010-000-001 / 0010-000-050 / 0005-000-800
Market:	Bismarck

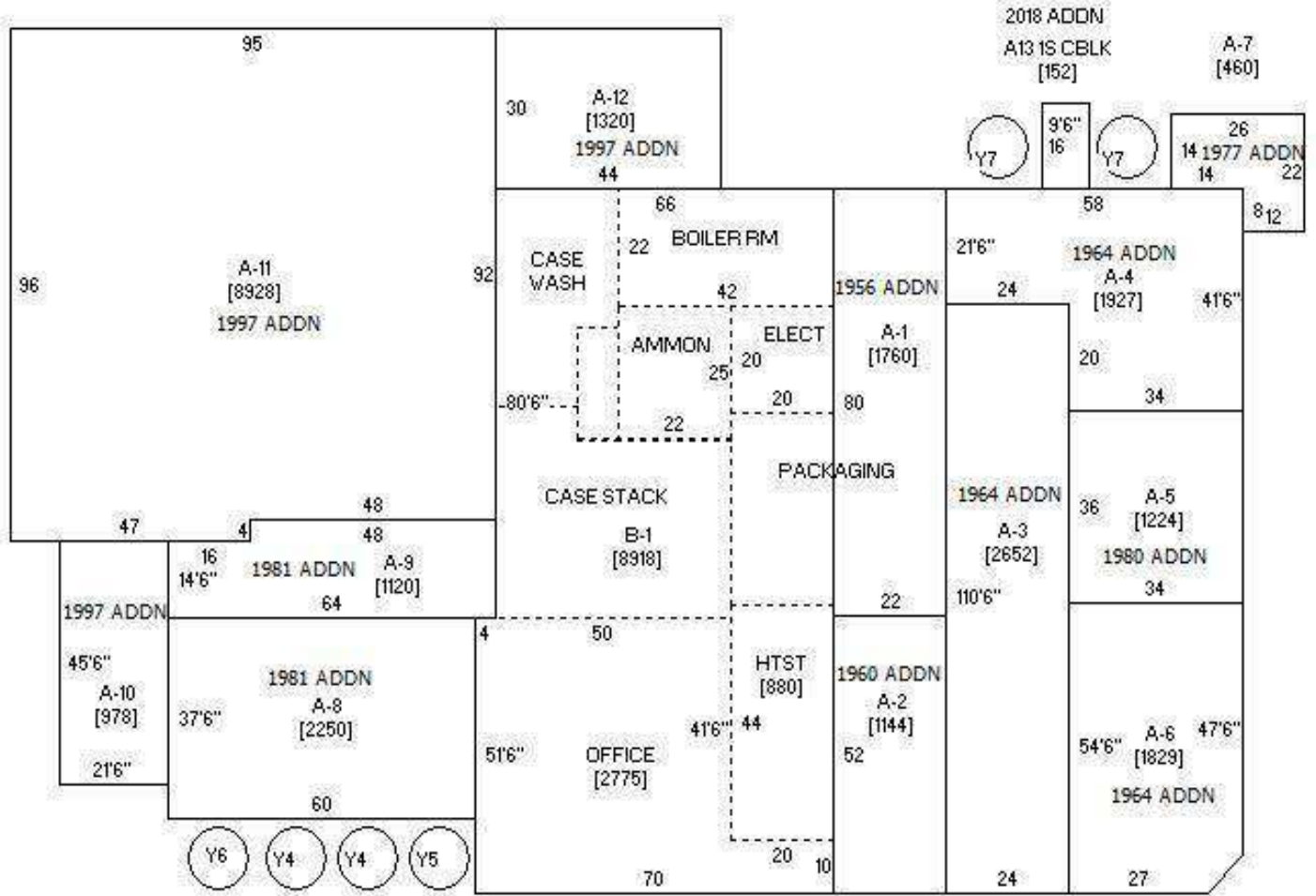


PARCEL 1 - 1207 E MAIN AVE

PID #:	0010-000-001
Building Area:	34,456 SF
Year Built:	1964 - 1997
Construction:	Concrete Block & Metal
Site Size:	75,481 SF
Taxes (2024):	\$40,765.01
Specials Installments (2024):	\$23.61
Specials Balance:	\$79.36

HIGHLIGHTS

- 34,456 SF building area
- Former dairy processing facility, the majority of the process equipment has been removed
- 540' of Main Street frontage (large lot width)
- 8 Dock Doors
- 3 Overhead doors
- Warehouse addition (1997) 8,928 SF with 30' ceilings
- Multiple interior rooms throughout the building



DISCLAIMER: Visual purposes only. Actual dimensions may vary. All information should be verified by Buyer.

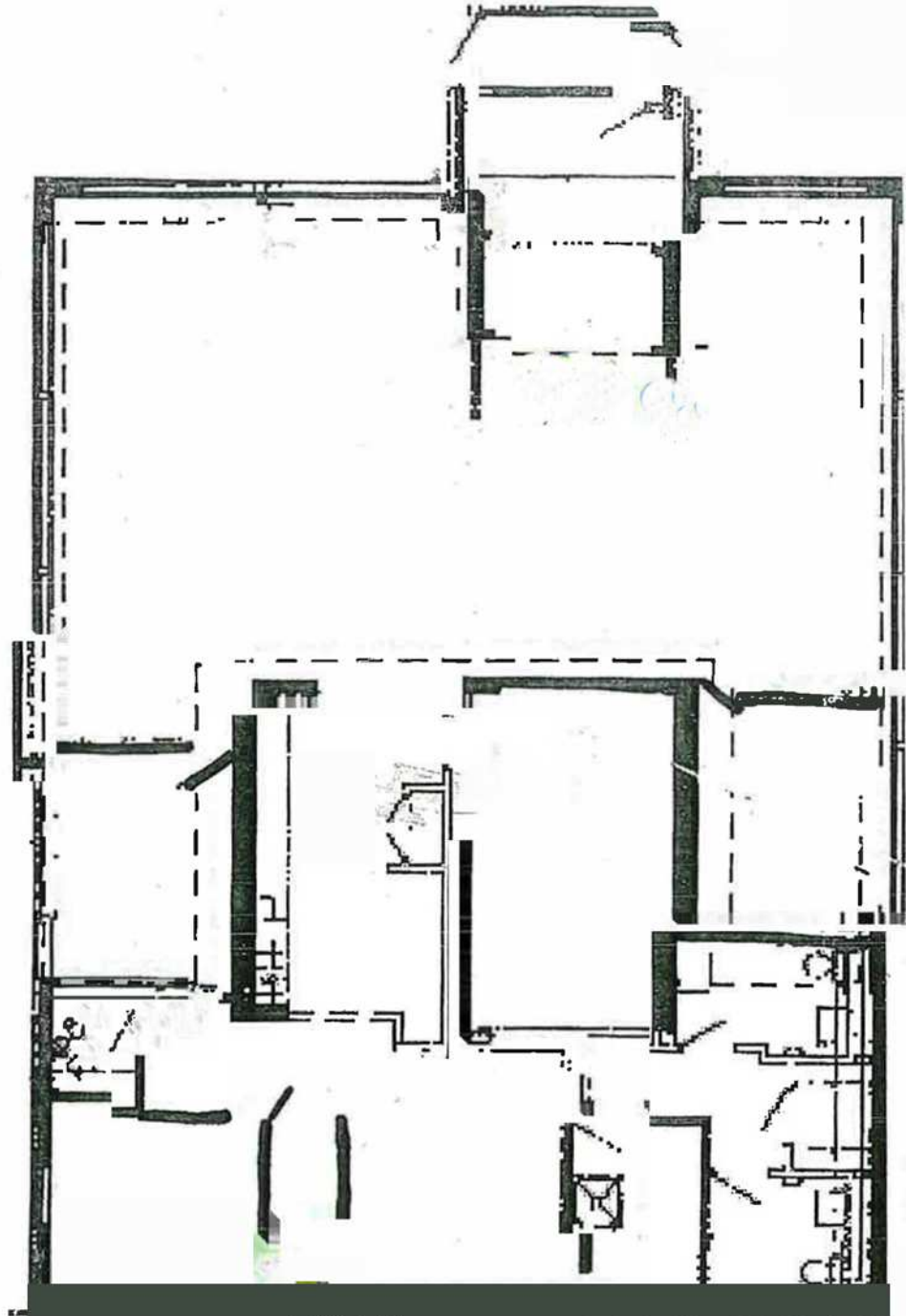


PARCEL 1: 1301 E MAIN AVE

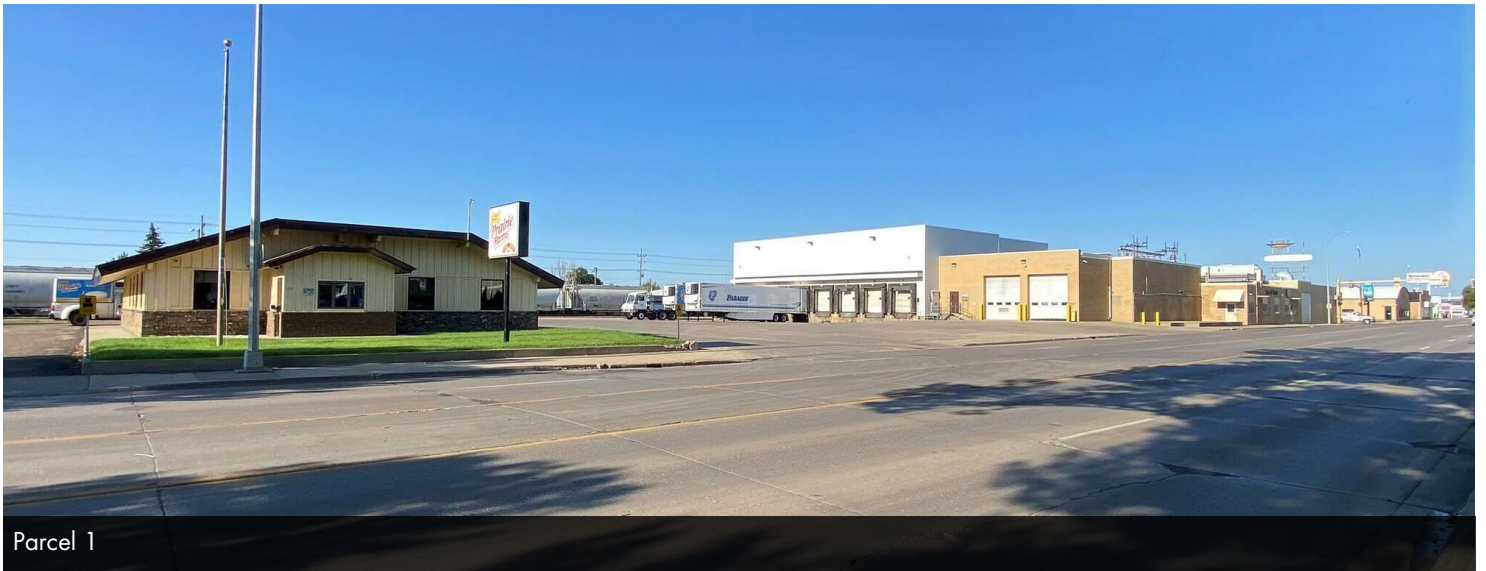
PID #:	0010-000-001
Building Area:	3,336 SF
Construction:	Wood
Site Size:	75,481 SF

HIGHLIGHTS

- 3,336 SF office building
- Wood structure
- Large hard surface parking lot
- Easy access



DISCLAIMER: Visual purposes only. Actual dimensions may vary. All information should be verified by Buyer.





PARCEL 2: 1216 E FRONT AVE

PID #:	0010-000-050
Building Area:	3,003 SF
Year Built:	1972
Construction:	Metal Framed
Site Size:	27,976 SF
Taxes (2024):	\$2,734.66
Specials Installments (2024):	\$281.72
Specials Balance:	\$1,376.66

HIGHLIGHTS

- 3,003 SF Dock / Storage warehouse building
- 27,976 SF Lot
- Fully fenced concrete yard
- Buried fuel tank



PARCEL 3: 1120 E FRONT AVE

PID #:	0005-000-800
Site Size:	13,819 SF
Taxes (2024):	\$887.95
Specials Installments (2024):	\$0.00
Specials Balance:	\$0.00

HIGHLIGHTS

- Corner Surface Lot
- High Visibility on South 12th St & Front St
- 13,819 SF





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