

AIRWAY PROJECT SHOP CONDOMINIUMS

AIRWAY AVE BISMARCK, NORTH DAKOTA



UNITS AVAILABLE WITH PRIVATE FENCED STORAGE AREAS

Condo Shops Available For Sale or For Lease

List Price	Starting at \$301,500
Lease Rate	\$10.00 PSF NNN
Condo Shop Unit Sizes	2,010-2,040 Square Feet

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Jason A Schmidt | Broker Associate & Owner, REALTOR® | 701-226-2282 | jason@oaktrend.com



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PROPERTY INFORMATION

AIRWAY AVE BISMARCK, NORTH DAKOTA

- Zoning MA-Light Manufacturing
- **14 x 14 Front Overhead Door | 16 Foot Sidewalls**
- Units Can Be Combined
- **Front Office with PTAC Heat & A/C Unit**
- Bathroom w/ Sink & Toilet
- **Overhead Door Opener with WiFi Capabilities**
- Energy Efficient Radiant Heat in Shop Area
- **Hot & Cold Water in Shop Area**
- Trench Floor Drain in Shop Area
- **200A- 220v 3 Phase Electric Power | LED Lighting**
- Electric 50 Gallon Water Heater
- **Front & Rear Service Doors**
- 3 Guaranteed Parking Spaces in Front of Unit
- **137 Total Parking Spaces**
- 78 Feet of Concrete Between Buildings for Mobility
- **Lighted Exterior Signage Space Available**
- Steel Siding w/ Blue LP Smart Siding Accent Bump Out
- **Select Units Include 20x34 Fenced Storage w/ Concrete****

**Units 1 & 2 3224 includes 8 x 10 rear door

- Association Fee Covers City Water, City Sewer, Lawn Care, Snow Removal, Exterior Maintenance, & Exterior Insurance
- Association Governed By Covenants & By-Law Restrictions
- **Monthly Association Fee Estimated at \$0.60 PSF/Yr**
- Unit Owners/Tenant Responsible for Gas & Electric Utilities
- **NNN Lease- Tenant Responsible for Association Fee, Annual Taxes, Annual Specials, & Utilities**
- Estimated Taxes*- 2,010 sf \$2,940.04
2,040 sf \$3,028.96
- **Estimated Special Assessment Yearly Installments***

2,010 sf	\$190.69
2,040 sf	\$192.63
- Estimated Special Assessment Balance*

2,010 sf	\$636.13
2,040 sf	\$664.70
- **Constructed by Shaun Kessler Construction**
- Completed Model Unit Available to Tour

*Buyer to verify taxes and specials

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POTENTIAL USAGES

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Business Usage

- Contractor
 - Plumber | Electrician | HVAC
 - Homebuilder | General Contractor
 - Landscaper | Sprinkler Company
 - Lawn care | Snow Removal
 - Property Management
- Engineering Firm
- Small Engine Service
- Auto Detailing | Dentless Repair
- Office Work Area w/ Storage Space
- Retail & Sales
- Health & Beauty | Salon | Workout
- Athletic & Sports Training Facility
- Archery Training Facility
- Manufacturing | Repairs | Storage

Personal Usage

- Personal Storage
 - Vehicles/Classic Car Storage
 - Boat | Waverunner Storage
 - Camper | RV Storage
 - ATV | UTV Storage
 - Motorcycle Storage
- Workshop | Woodworking
- Hobby Space
- Golf Simulator
- Aviation Simulator
- Basketball Court
- Baseball Batting Cage
- Hockey Practice Area
- Personal Storage
- Investment Property

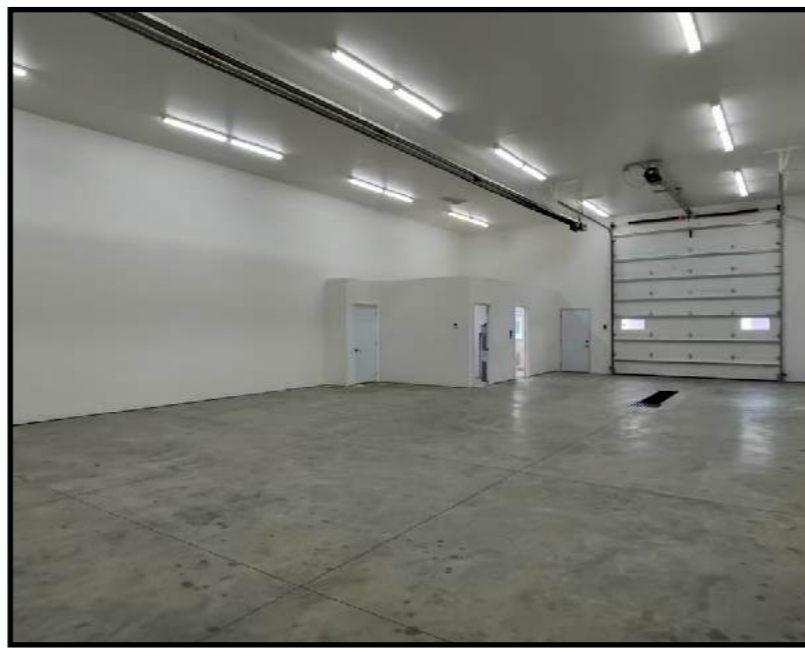
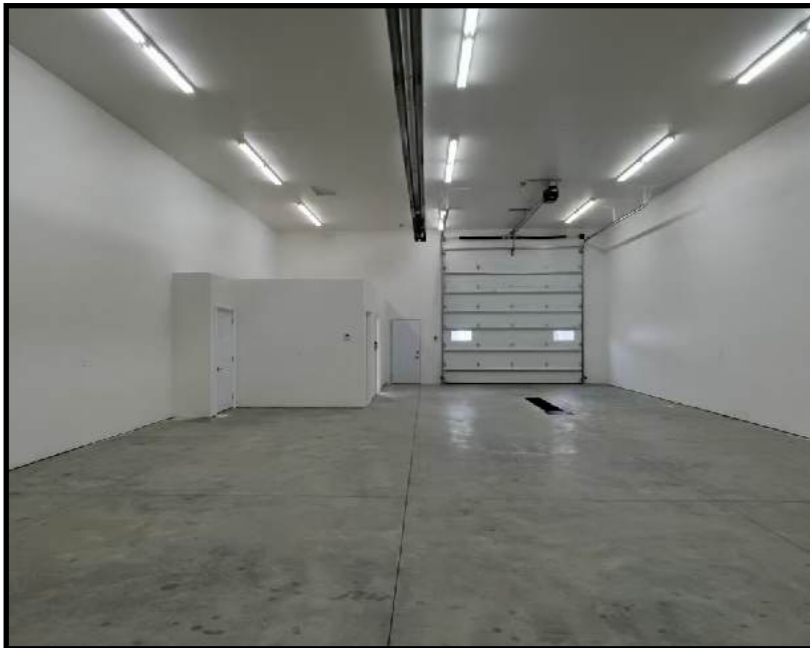
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PROPERTY PHOTOS - COMPLETED UNITS

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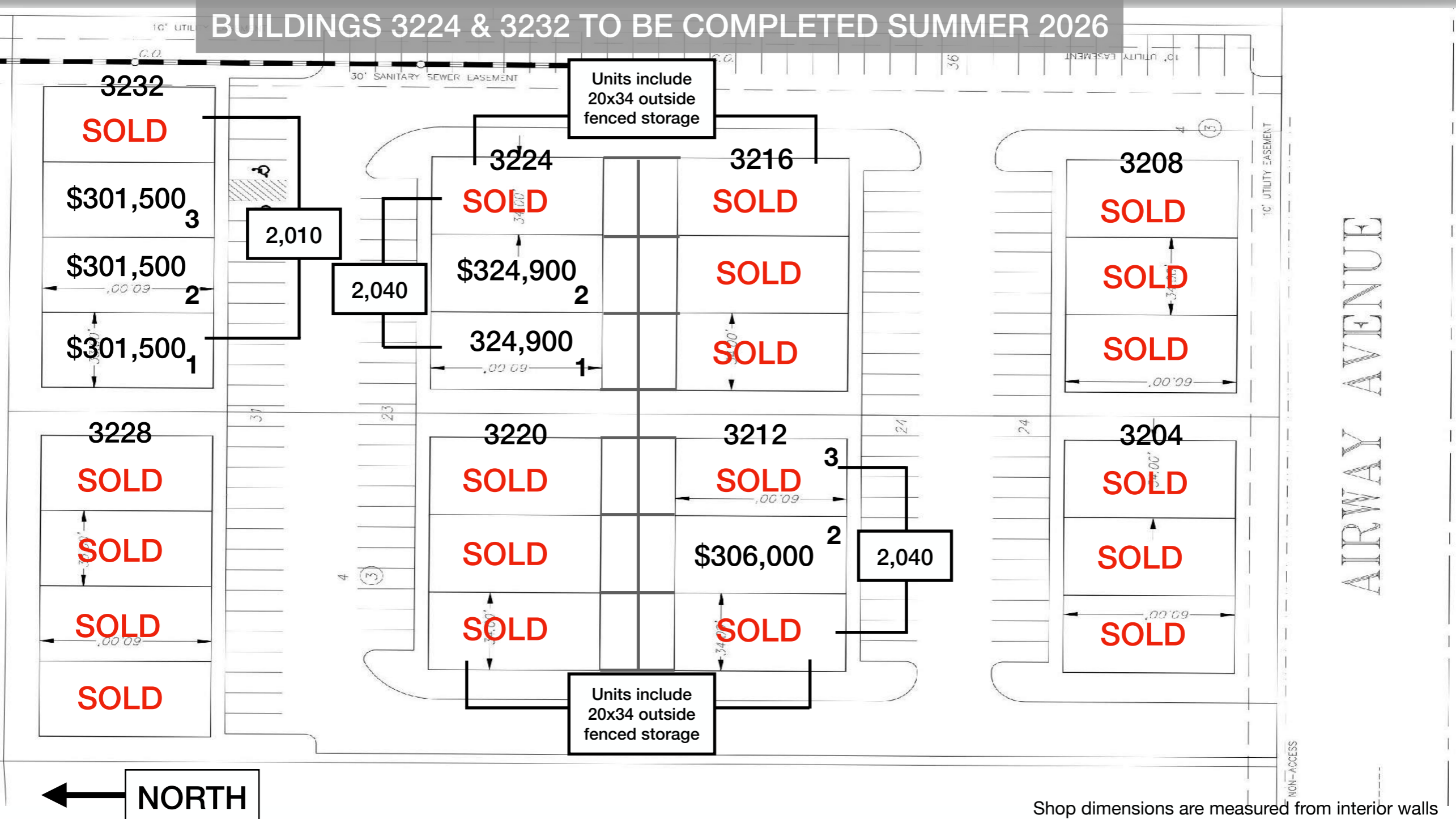
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UNITS AVAILABLE

AIRWAY AVE BISMARCK, NORTH DAKOTA

BUILDINGS 3224 & 3232 TO BE COMPLETED SUMMER 2026



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LOCATION MAP

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