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## INDUSTRIAL/OFFICE FOR SALE

1207 & 1301 E MAIN AVE | BISMARCK, ND





## PROPERTY OVERVIEW

75,481 sf site improved with a 34,456 sf office and warehouse/processing building and a 3,336 sf office building. SCHEDULED TOURS ONLY.

## PROPERTY HIGHLIGHTS

- Mixture of office and warehouse usage
- Former dairy processing facility, the majority of process equipment has been removed
- 540' of Main Street Frontage
- 8 Dock Doors
- Warehouse addition (1997) 8,928 SF with 30' ceilings
- Multiple interior rooms throughout the building
- Taxes (2024): \$40,765.01
- Specials Installments: \$23.61 / Balance: \$79.36

## OFFERING SUMMARY

Sale Price:	\$1,625,000
Total Building Size:	37,792 SF
Total Lot Size:	75,481 SF
Zoning:	MA
PID#:	0010-000-001
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



BISMARCK, ND 58501



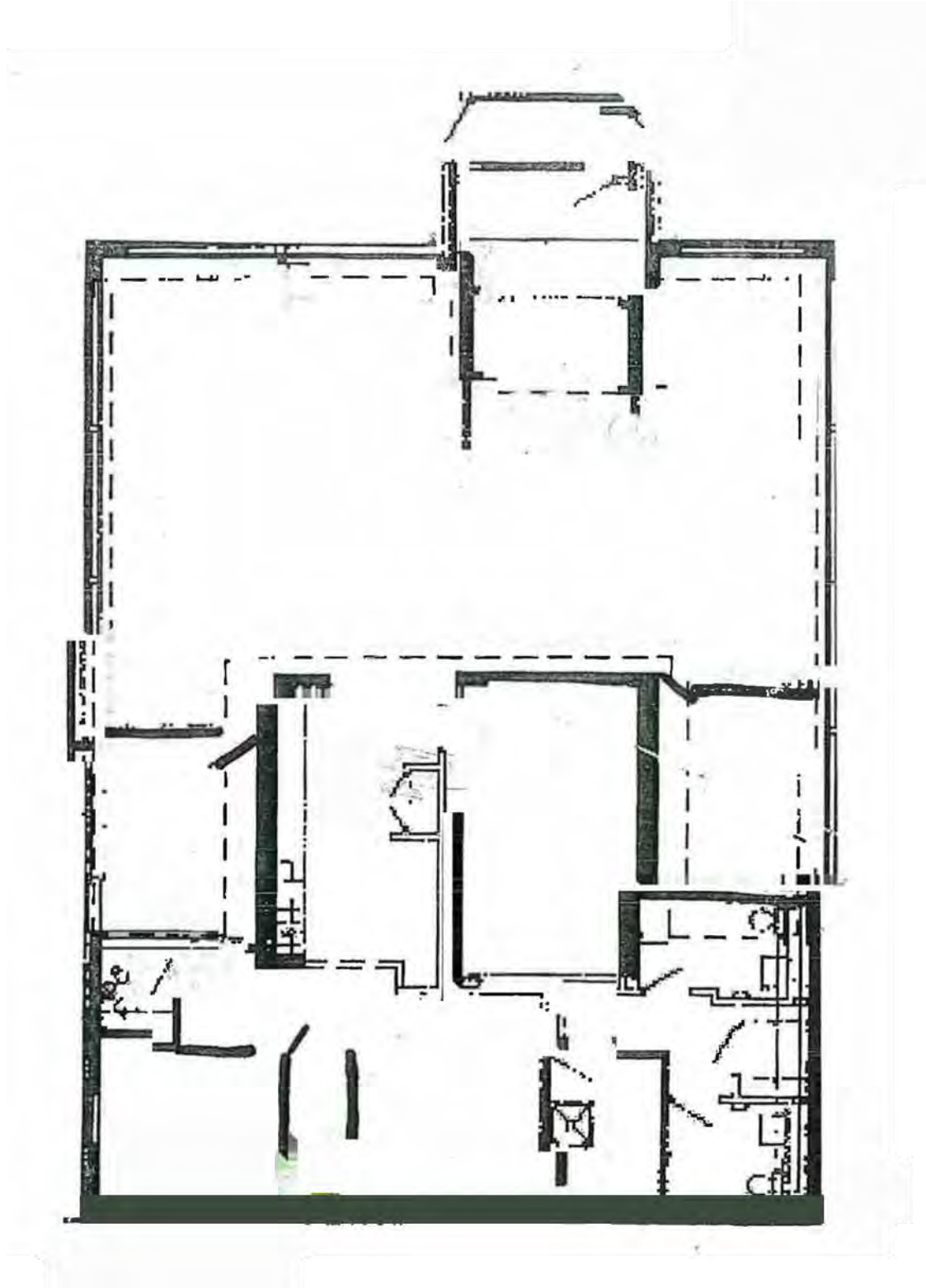


## PARCEL 1: 1301 E MAIN AVE

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

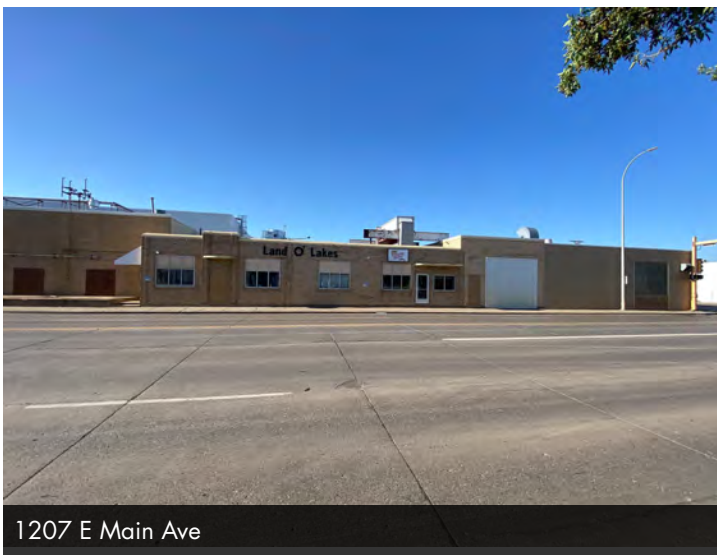
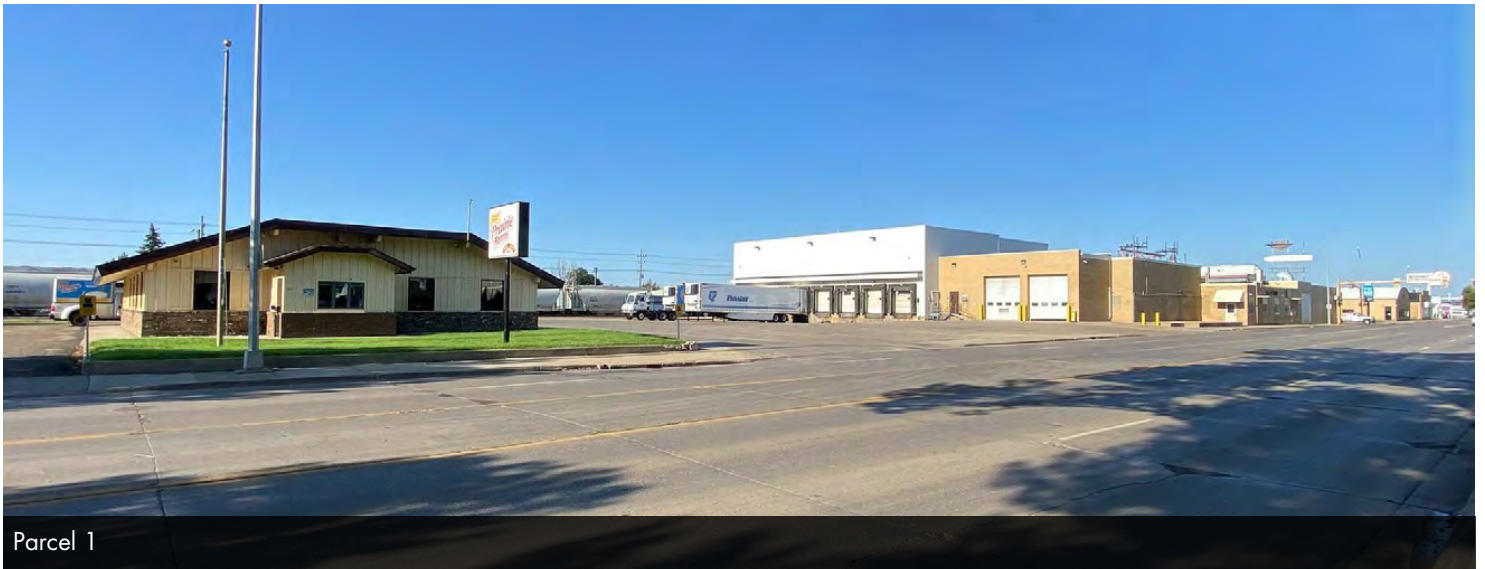
### HIGHLIGHTS

- 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.









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