

# 1417 39th Ave SE Mandan, ND



## High Traffic Location with Great Visibility

Lease Rate	\$7,500 Per Month
Building Square Footage	10,000 Square Feet
Vehicles Per Day	Estimated 18,000 Vehicles Drive By Location Daily

Karen Fleck | REALTOR® | 701-400-7066 | karenfleck@hotmail.com

Darren A Schmidt | Broker/Owner | 701-226-5942 | darren@oaktree-realtors.com



**Oaktree Realtors**  
www.oaktree-realtors.com

The information provided is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale.

# Property Information

- 10,000 Total Square Feet for Building
- Office/Showroom
  - 5,520 Square Feet
  - Large Showroom with Multiple Windows
  - (2) Service Counter Areas
  - Multiple Offices with Views to Showroom
  - Conference Room
  - Multiple Restrooms
- Shop Area
  - 4,480 Square Feet
  - (3) 12W x 16H Overhead Doors
  - (1) 8W x 10H Overhead Doors
  - Storage Areas
  - Forced Air Heat
- Shop Area- continued
  - Hot & Cold Water
  - Floor Drain
- Year Built - 1976
- Paved Parking Lot
- Signage Available
- Concrete Loading Dock On Site
- High Visibility with Memorial Hwy
- Located Near
  - Kist Livestock Auction
  - Builders FirstSource
  - Open Road Honda
  - Bobcat of Mandan
  - Schwan Buick GMC

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# Property Photos- Showroom/Offices



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# Property Photos- Service/Shop Area



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# Property Photos- Exterior Area



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