

# Industrial Flex Space / Retail Building

2020 Lovett Ave

Bismarck, ND



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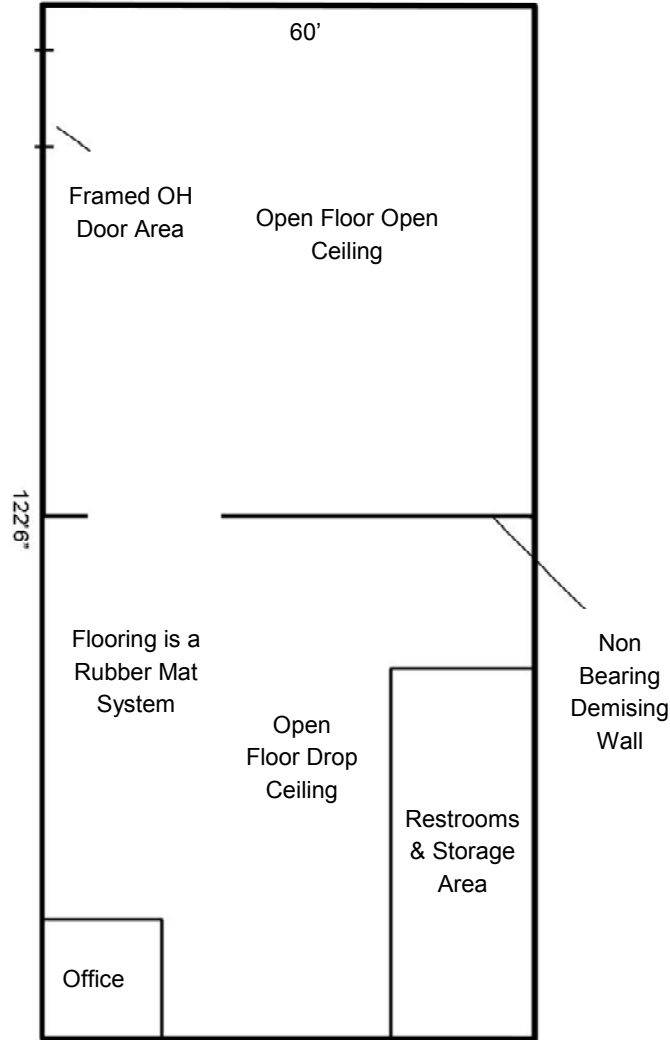
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## 2020 Lovett Ave

- Parcel #: 0615-001-001
- Legal: Lot 1 Block 1 Gussner Indust Tract 2nd Addition
- Great location between Kirkwood Mall & Walmart/Sam's Club
- Open Floor Plan
- 400 Amp, 1 Phase service
- OH door can be reinstalled by buyer
- Rubber flooring in gym area
- Fully Insulated building
- Drop ceiling and open ceiling area
- Free span red iron building
- ADA Restrooms w/ Showers
- Fully heated and air conditioned
- 13' Sidewall height
- 14' Center building height



South Facing Store Front

**Price: \$445,000**

- Building Size: 7,350 sf
- Lot Size: 21,000 sf
- Zoned: MA - Light Industrial
- Built in 1968
- Great Visibility
- Nice Signage Opportunity
- Easy Access to Expressway & Airport Rd.
- Taxes: \$4,123
- Specials: Installment \$1,409  
Balance: \$6,610.54
- Building Sold without Tenant



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# Area Map



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