

# South Bismarck Office Building

1701 S 12th St. - Bismarck, ND

Sale: \$599,000 Lease: 11.50 psf + \$2.33 psf CAM



**Bill Daniel CCIM, Broker**  
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## Area Businesses

- Epic Technologies
- Race Day Lube & Wash
- JZ Trend Academy/Paul Mitchell
- Cottonwood Apartments
- Green Light Systems
- Sports Page
- Ulteig
- Dakota Communications
- Dakota Fence
- Runway Express Gas Station
- Kirkwood Bank & Trust



## Landlord Responsibilities

- Real Estate Taxes
- Building Insurance
- Exterior Building Maintenance
- Parking Lot Maintenance

## Tenant Responsibilities

- Utilities
- Janitorial
- Interior Maintenance
- Snow Removal & Lawn Care
- Garbage

Tenant pays own:

- Garbage - \$665
- Water - \$563
- Snow - \$2,250
- Lawn - \$1,150
- MDU-Elec, Gas - \$6,056
- Misc. Interior - \$500

⇒ **Total: \$11,184 / 4,800 sf**

**Price: \$599,000**

**Lease: \$11.50 psf + \$2.33 psf CAM**

**(est. CAM paid directly by Tenant = \$5,532 / mo.)**

- 4,800 sf building & lot - 22,890
- Parcel ID: 0720-002-045
- Zoned: MA Light Industrial
- Built in 1978
- Taxes: \$5,771
- Specials: \$31.18
  
- Office, Conference Room, Break Room
- Large surface parking lot

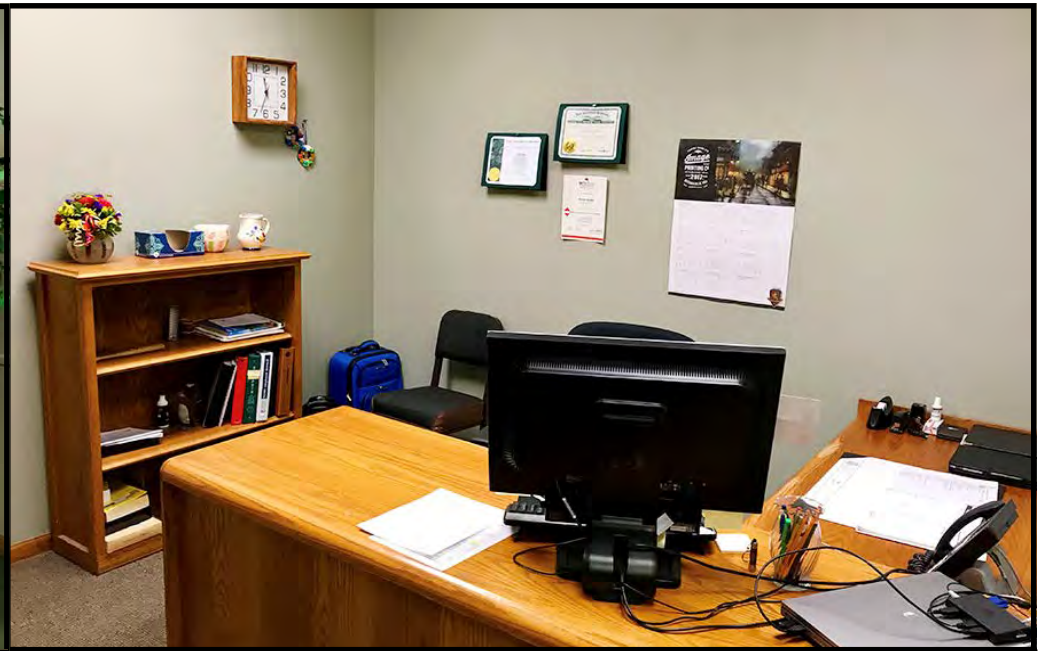
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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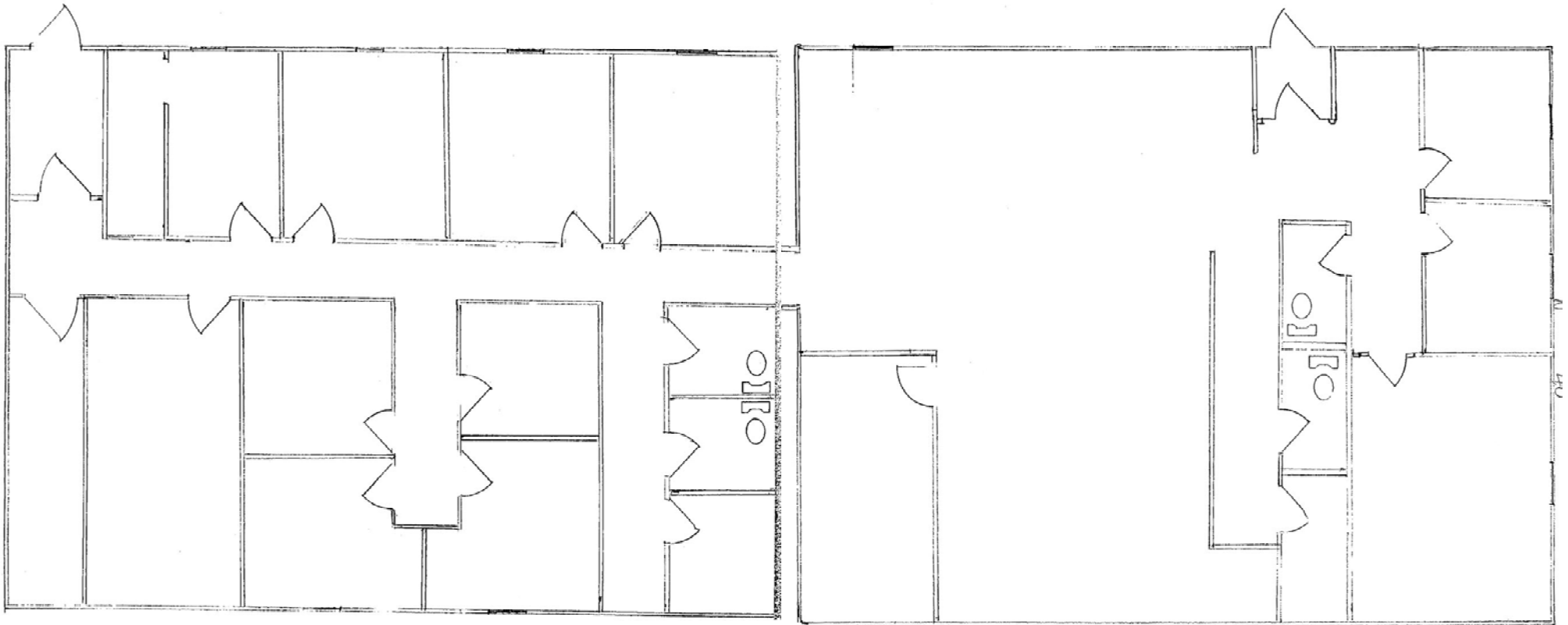


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# Floor Plan



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# Area Map



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# DANIEL COMPANIES

The Leader in Commercial Real Estate

Serving commercial real estate clients with unmatched market knowledge, experience, and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results.



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