

# Investment Industrial Warehouse / Shop

1278 Hemlock Street—Bismarck, ND

\$1,200,000



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## Property Information

- 7.0% CAP on current NOI; est. 10.0% CAP on 10 year average NOI
- Current Lease Term End Date: 6/30/28 - *Lease details provided upon qualified buyer request*
  - 10 Year ND State lease with escalators
  - Current Tenant has had long term occupancy
- Tenant's responsible for: Utilities, Snow Removal, Yard Maintenance, and Interior Building Maintenance

- Landlord responsible for: Real estate taxes & specials, Property Insurance, and Structural Walls and Roof
- Self Standing Building
- 3 Phase Power
- Natural Gas Unit Heater
- Common Wall



**Price: \$1,200,000**

- CAP Rate: 7.0%  
10 Y. ND State Lease
- Building Size: 18,000 sf  
Office: 760 sf  
Warehouse - 17,240 sf
- Lot Size: 61,042 sf
- 18' Ceiling Height
- 14' x 14' Overhead Door
- 8' x 9' Dock Door
- Office w/ Restroom
- Floor Drain
- Well, Septic Tank
- Built in 1979
- Zoned MA - Light Industrial
- Taxes 2018: \$3,530.76 (2018)
- No Specials (2018)

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.



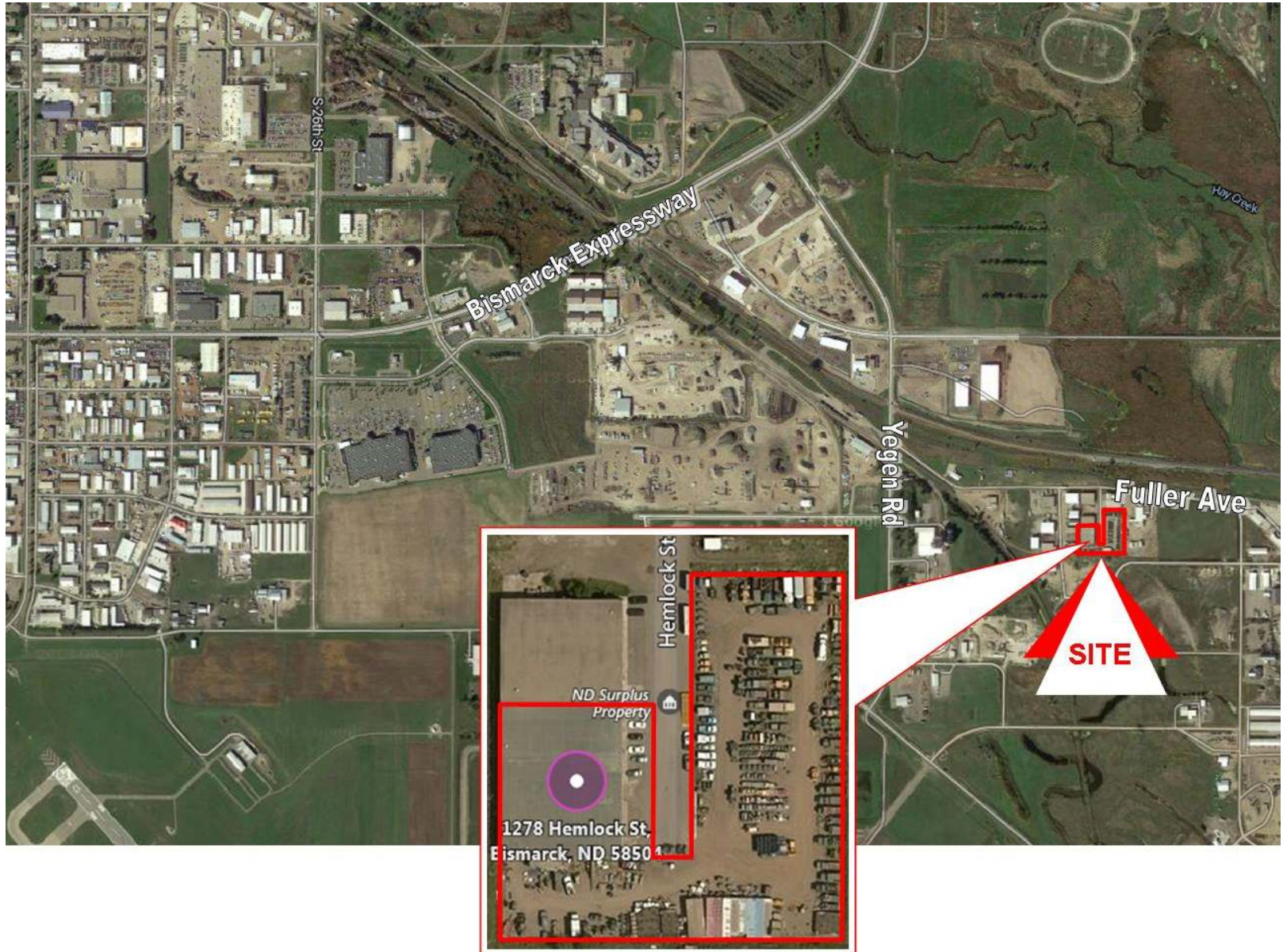
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# Location Map



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# DANIEL COMPANIES

The Leader in Commercial Real Estate



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