

Investment Industrial Warehouse / Shop

1278 Hemlock Street

Bismarck, ND



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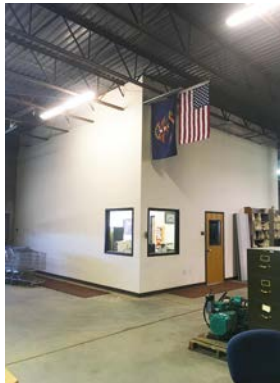
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Property Information

- 9.0% CAP on current NOI; est. 10.0% CAP on 10 year average NOI
- Current Lease Term End Date: 6/30/27 - *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: \$1,499,900

- CAP Rat: 9.0%
10 Y. ND State Lease
- Building Size: 18,000 sf
Office: 760 sf
Warehouse - 17,240 sf
- Lot Size: 61,042
- 18' Ceiling Height
- 14' x 14' Overhead Door
- 8' x 9' Deck Door
- Office w/ Restroom
- Floor Drain
- Well, Septic Tank
- Built in 1979
- Zoned MA - Light Industrial
- Taxes & Specials: TBD

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.

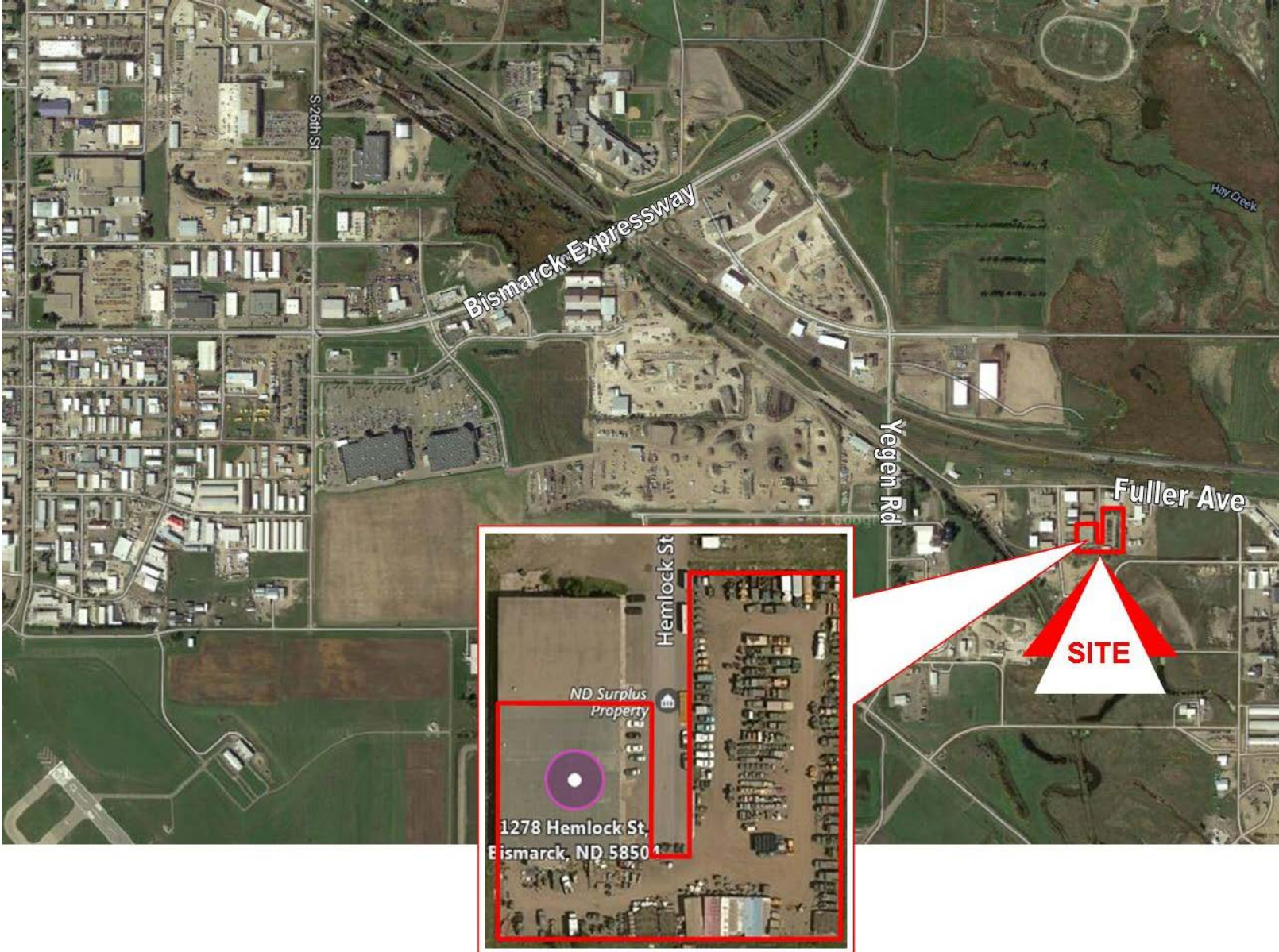


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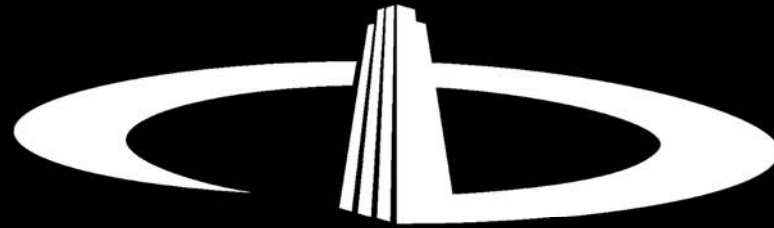
Location Map



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