

Industrial / Retail / Service Facility

2400 E Front Ave - Bismarck, ND

5,190 sf - \$415,000 / \$3,243 mo. + utilities, etc.



Bill Daniel CCIM, Broker

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Taylor Daniel, Commercial REALTOR

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Price: \$415,000

Lease: \$7.50 psf + Utilities, Snow Removal, and HVAC Repairs

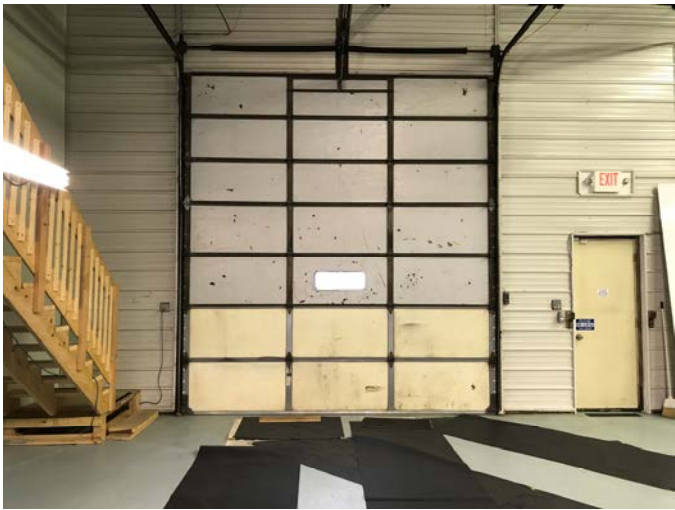
- Zoned MA Light Industrial
- Private Offices
- Shop Area
- Retail Area
- Production Area
- OH 12' x 14' Garage Door
- 5,190 sf
- 685 sf Mezz w/ Shower & Bathroom
- Approx. 94' x 56'6"
- Taxes: \$4,385.68
- Specials: Balance: \$1,859.71
Installment: \$666.17



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Recent Improvements

- Painted walls and floor in Garage
- New Furnace in May 2017
- New flooring in Mezzanine
- CAT 5 in building
- Plumbing for toilet, washer and dryer, sink and shower in mezzanine
- Security system installed by Guardian Lock Co
- 2010 new 'Duvo-Last' membrane roofing system

Potential Uses

- Wholesale - Retail
- Distribution
- Service Business
- Gym Training Facility
- Automotive Uses



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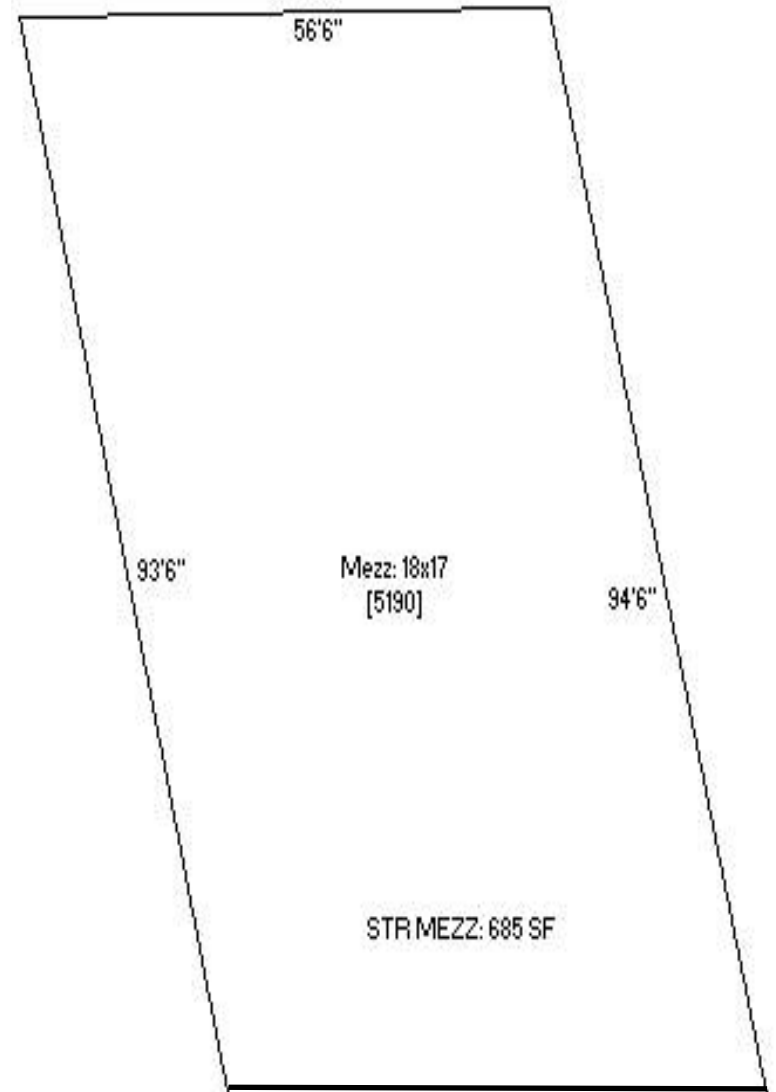
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Lot Lines



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Aerial Photo with Traffic Count



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DANIEL COMPANIES

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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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