

# Industrial Warehouse Property

929 17th Street NE - Mandan, ND

\$675,000 or \$7.75 psf NNN (\$4,650.00 mo.)



**Kyle Holwagner, CCIM, SIOR**  
701.400.5373  
[Kyle@DanielCompanies.com](mailto:Kyle@DanielCompanies.com)

**Kristyn Steckler, Senior Client Coordinator**  
701.527.0138  
[Kristyn@DanielCompanies.com](mailto:Kristyn@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

## Executive Summary for Sale

<b>Parcel ID:</b>	650253000
<b>Address:</b>	929 17th Street NE Mandan, ND
<b>Legal Description:</b>	Lots 12 and 13 of 7740 Block 3 Subdivision 12
<b>Asking Price:</b>	\$675,000
<b>Lot Size:</b>	33,000 sf / .76 acres
<b>Building Sf:</b>	7,200 sf
<b>Zoning:</b>	Industrial
<b>Taxes 2018:</b>	\$4,768.47
<b>Specials:</b>	
<b>Balance -</b>	\$12,318.57
<b>Installment -</b>	\$1,849.79
<b>Utilities:</b>	City Services

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.



## Executive Summary for Lease

<b>Address:</b>	929 17th St NE - Mandan, ND
<b>Date Available:</b>	October 1st, 2019
<b>Lease Term:</b>	Minimum 3 Year Lease
<b>Lease Rate:</b>	\$7.75 psf NNN
<b>Approximate SF:</b>	7,200 sf
<b>Tenant Responsibilities:</b>	Utilities, Interior Maintenance, Building Insurance, Taxes, and Snow Removal
<b>Landlord Responsibilities:</b>	Roof, Structure

## Property Highlights

\*\*Listing agent must be present for showing.

Owner will consider a lease to own option

Fully Fenced Yard

6,000 sf Warehouse

1,200 sf Office

1,200 Mezzanine

14' Sidewalls

(2) Loading docks

(1) 12' X 16' OH Door

Easy Access to I-94

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# DANIEL COMPANIES

The Leader in Commercial Real Estate



**Bill Daniel**  
CCIM, Broker

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701.220.2455  
Bill@DanielCompanies.com



**Kyle Holwagner**  
CCIM, SIOR

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701.400.5373  
Kyle@DanielCompanies.com



**Taylor Daniel**  
Commercial REALTOR®

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701.391.4262  
Taylor@DanielCompanies.com

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