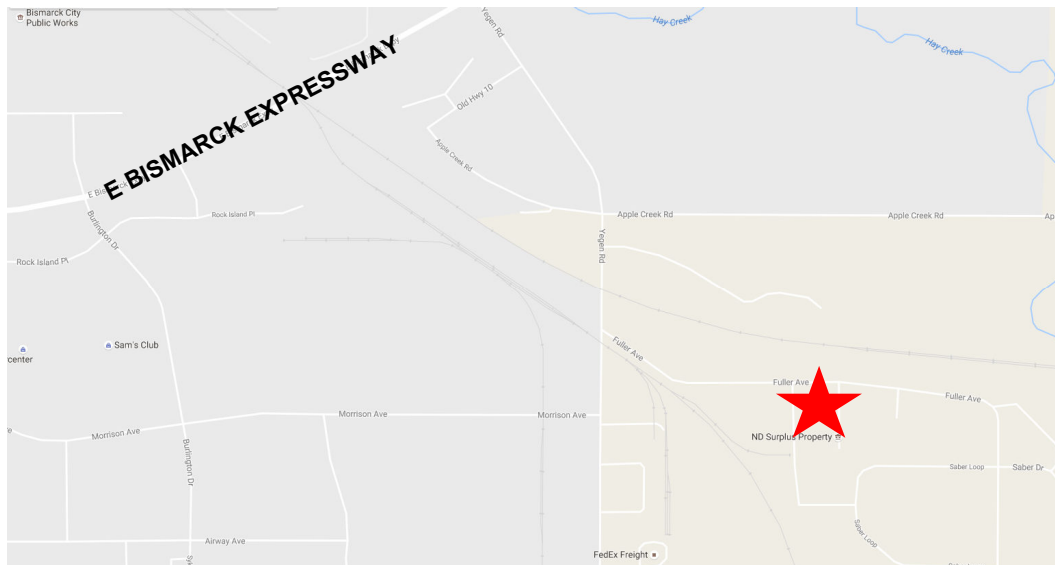




- Sale Price: \$699,900
- CAP Rate: 7.6%
- Building Size: 12,000 sf
Office– 800 sf w/ Mezzanine
Warehouse– 11,200 sf
- 18' Ceiling Height
- 14' x 14' Overhead Door
- 8' x 9' Dock Door
- Office w/ Restroom
- Floor Drain
- Well, Septic Tank
- New Lighting
- New Unit Heaters
- Built in 1975
- Zoned MA-Light Industrial
- Taxes: \$2,172
Specials: None at this time



INVESTMENT FULLY LEASE INDUSTRIAL WAREHOUSE/SHOP
1244 Beech Ave - Bismarck ND

Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Daniel Companies
304 E Rosser Ave Suite 200
Bismarck ND 58501
701.223.8488 | 701.223.8860 fax

DanielCompanies.com

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.