

# Commercial Flex Space

1911 E Bismarck Expressway

Bismarck, ND



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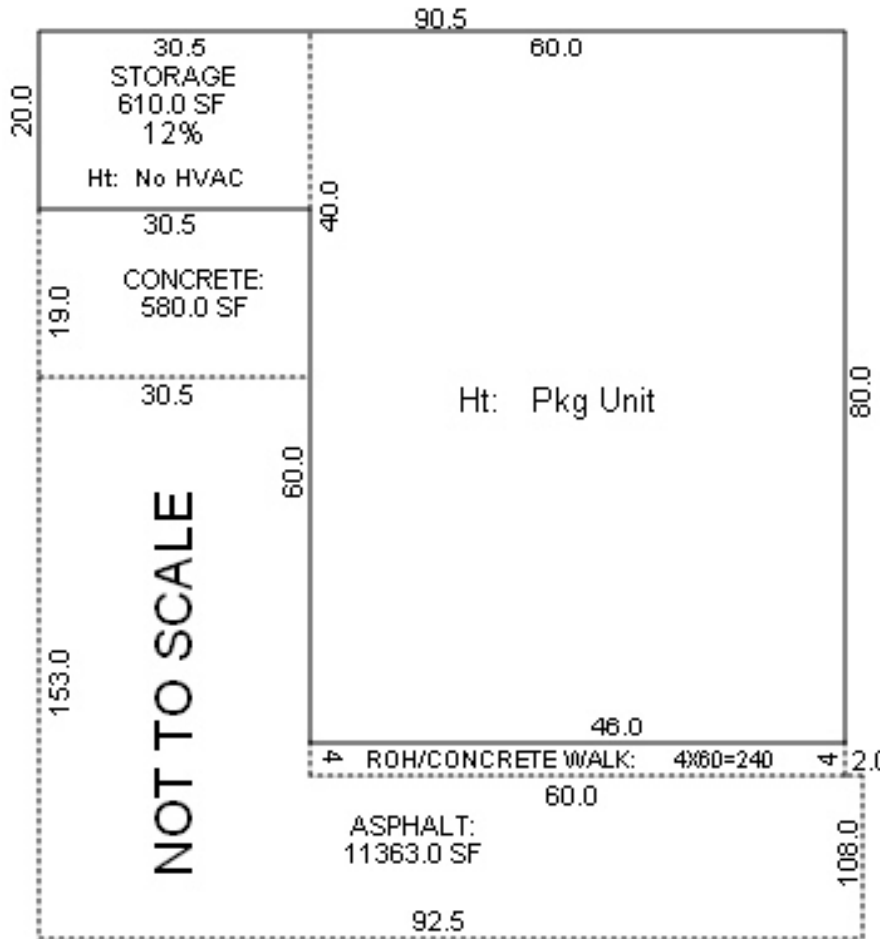
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## Potential Uses:

- Retail
- Office
- Medical
- Restaurant
- Training / Education

## Area Businesses

- Walmart / Sam's Club
- Taco Bell
- Dairy Queen
- Arby's
- Torgerson Auto Center
- Abra Auto Body
- US Post Office
- MAC's Hardware
- Family Dollar
- Slumberland Furniture
- Carpet Garage
- Shank's Golf
- Sherwin Williams
- Valley Sports & Marine
- Fireside Office Products
- Cashwise
- Office Depot
- Big Lots
- Easy Access to:
  - Bismarck Airport
  - University of Mary
  - United Tribes Technical College



## Lease: \$10.00 psf NNN

- 5,410 sf
- 5 Year Minimum Term
- Average Utilities: \$629 / mo. (Electric, Gas, and Water)
- Estimated NNN: \$1.06 psf plus snow removal
- Features:
  - High Traffic
  - Great Visibility
  - High ceilings
  - Ample front door parking
  - Large façade with great signage opportunity

## CAM Fees Include:

- Garbage
- Heat
- Lights
- Water
- Snow Removal
- Lawn Care
- Property Taxes



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# Area Map



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