

# 425 S. 22nd St.

## Bismarck ND



Solutions for industrial growth and commercial Real Estate development

**5,709 SF INDUSTRIAL BUILDING FOR SALE**

**\$359,000**

KYLE HOLWAGNER, CCIM, SIOR

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## 425 S 22nd St

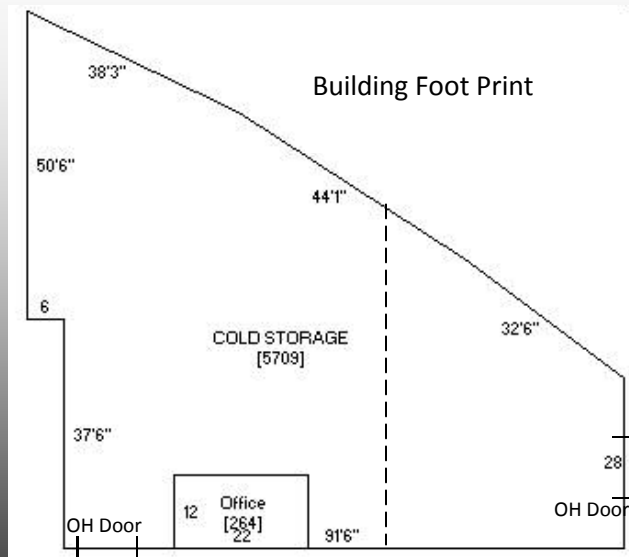
- ⇒ \$359,000 Sale Price
- ⇒ PID # 0115-003-785
- ⇒ Zoned: MA Light Industrial
- ⇒ Lot Size: 13,618 sf
- ⇒ Building Size: 5,709 sf
- ⇒ 18' Sidewalls
- ⇒ Year Built: 1972
- ⇒ (2) 12' x 14' OH Doors; (1) 9' x 9' Side Door
- ⇒ Small Office Area
- ⇒ Taxes: \$2,828 (2016)  
Specials: \$1,093 Installments  
\$4,616 Balance

### Potential Uses

- ⇒ Light Industrial
- ⇒ Wholesale Facility
- ⇒ Trucking Related
- ⇒ Industrial Shop
- ⇒ Storage
- ⇒ Manufacturing
- ⇒ Assemblage

### Area Businesses

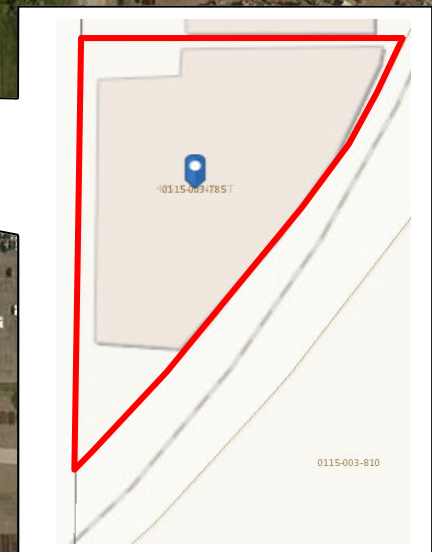
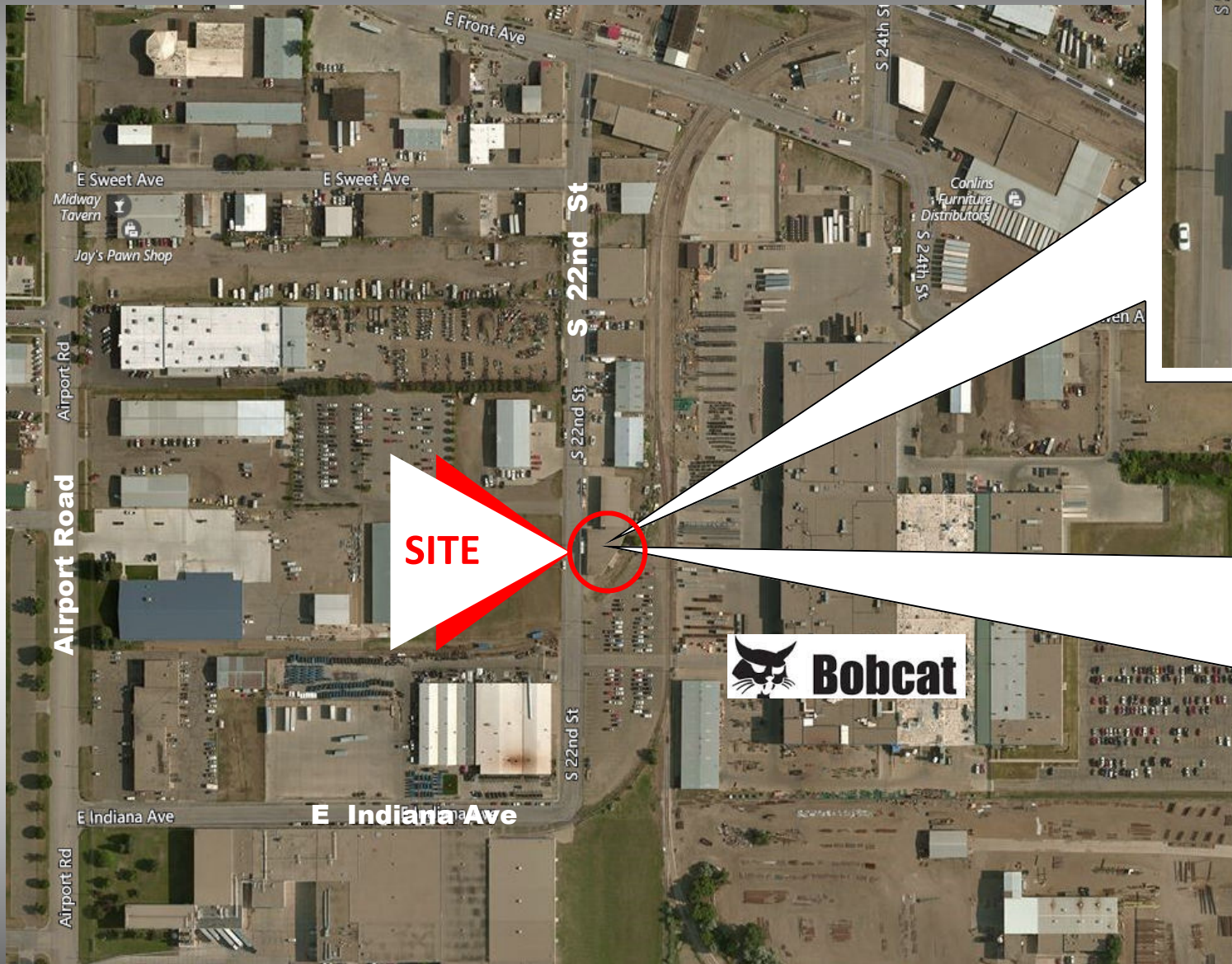
- ⇒ Bobcat
- ⇒ Heritage Classics
- ⇒ Bismarck Prop Works
- ⇒ Mac Heaters
- ⇒ Supervalu Distribution Center
- ⇒ Hagemeyer North America
- ⇒ Mid America Steel



### Lot Dimensions:

- Front-175'
- Rear-220'
- Depth-130'







# DANIEL COMPANIES

The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and 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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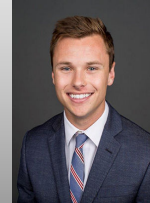
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