



PRESENTED BY:

George Yineman, Commercial Realtor
701.223.2450 office

email: george@aspengrouprealestate.com
web: aspengrouprealestate.com

FOR SALE 1528 East Bismarck Expressway



Commercial Retail Development Property
Bismarck Expressway Location
Motivated Seller!

Price: \$4.95 PSF
Lot Size: 91,133 SF (2.092 acres)
Buildings: 9,868 SF of Storage Units
32 Units
Zoned: MA Light Industrial



REAL ESTATE SERVICES

701-223-2450 office
701-223-2322 fax
3712 Lockport Street, Suite C
Bismarck, North Dakota

Data Information

1528 Bismarck Expressway
Bismarck, ND

PID#: 0115-003-110

Legal: Aud Lot 4 less Bismarck Ex R/W Block 3 City
Lands 138-80.

Taxes: \$3,814.97

Special Assessments: None at this time.

Buildings: #1—18 stalls
12' x 26'
5,668 SF
Gable Roof
#2—14 stalls
10' x 30'
4,200 SF
Shed Roof

This property has rental income from the self-storage units and the billboard.

Income & Expense Information: Available on request



REAL ESTATE SERVICES
Bismarck, North Dakota

SURVEY EXHIBIT (SHEET 1 OF 2)
PART OF AUDITOR'S LOT 4
SECTION 3, T.138N.-R.80W.
1528 E. BISMARCK EXPRESSWAY
BISMARCK, NORTH DAKOTA

NORTH



SCALE: 1" = 60'
AUGUST 30, 2007

⊙ DENOTES IRON
PIN MONUMENT

N.00°-38'-11"E. - 559.34'

16TH STREET
S.29°-45'-00"E. - 644.21'

STORAGE GARAGES

91,133 S.F.
(2.092 ACRES)

MUTUAL DRIVEWAY

AD SIGN

S.90°-00'-00"W. - 325.88'
BISMARCK EXPRESSWAY

NLC CONSULTING



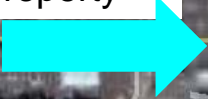
REAL ESTATE SERVICES
Bismarck, North Dakota



REAL ESTATE SERVICES
Bismarck, North Dakota



To Subject Property



Pointer 46°47'51.19" N 100°47'02.76" W

© 2006 Navteq Streaming 100%

© 2005 Google Eye alt 4639 ft



REAL ESTATE SERVICES
Bismarck, North Dakota