

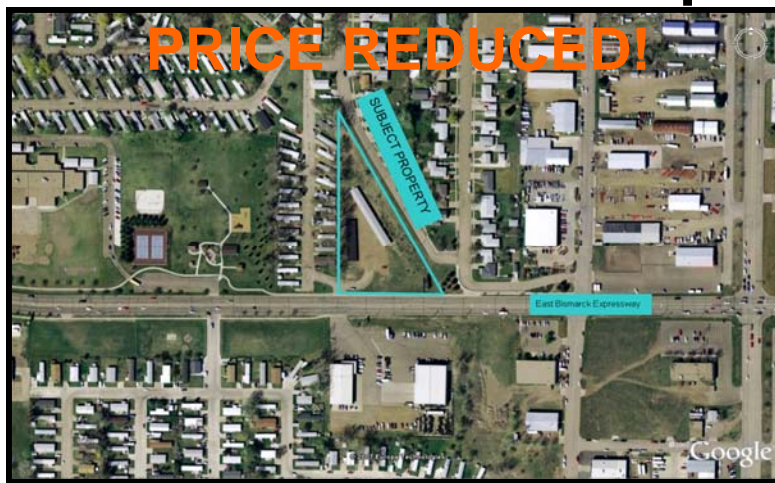


**PRESENTED BY:**

**George Yineman, Commercial Realtor**  
**701.223.2450 office**

email: [george@aspengrouprealestate.com](mailto:george@aspengrouprealestate.com)  
web: [aspengrouprealestate.com](http://aspengrouprealestate.com)

# FOR SALE 1528 East Bismarck Expressway



**Prime Commercial Development Property**  
**Right On Bismarck Expressway**  
**Motivated Seller!/Owner Financing Considered**

**Price:** \$4.95 PSF

**Lot Size:** 91,133 SF (2.092 acres)

**Buildings:** 9,868 SF of Storage Units  
32 Units

**Frontage:** 325' Commercial Frontage on Bismarck Expressway

**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



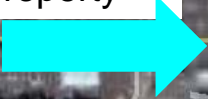
REAL ESTATE SERVICES  
Bismarck, North Dakota



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