



PRESENTED BY:

George Yineman, Commercial Realtor
701.223.2450 office

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

FOR SALE

2116 E. Front Avenue



2 Cold Storage Buildings on Industrial Lot

Price \$179,900.00

Buildings : Building #1: 1,725 SF
Building #2: 850 SF

Lot Size: 25,500 SF (150' x 170')

Zoning: MA Light Industrial

Features: 2 Cold Storage Buildings
195 SF (9.5' x 20.5') Heated
Office in Building #1
Chain link fence around property
perimeter



REAL ESTATE SERVICES

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

Data Information
2116 E. Front Avenue

PID #: 0115-003-340

Legal Description: Beg 8' SE LY on S line NPRR of line Between Lots 6-7 SWLY 175' NWLY 150' NELY 175' SELY 154.6' to BEG LESS S5' #1 2982.2, Block 3, City Lands 138-80 Addition

Year Built: 1953

Zoning: MA Light Industrial

Taxes: 1,883.63

Specials: None at this time



REAL ESTATE SERVICES
Bismarck, North Dakota

**Information Sheet
2116 E. Front Avenue**

**6 Above ground fuel tanks @ 15,000 gallons each with
2 Diesel pumps and 2 UG fiberglass tanks @ 3,000 gallons
and 2,000 gallon each — (1) ethanol and (1) unleaded**

Concrete islands and pumps exist on property and can be removed.

Neighboring Businesses:

Northwestern Industrial Supply

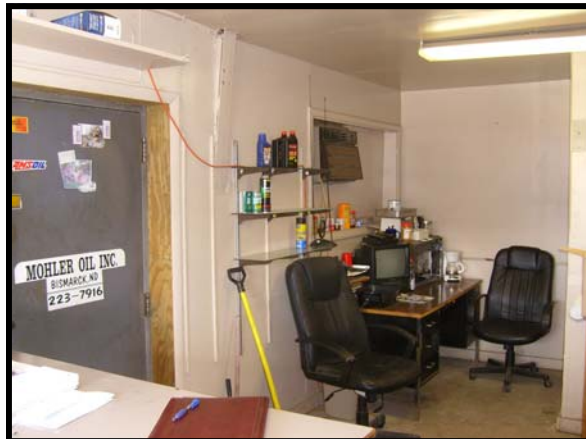
Froelich Oil Co.

Prairie Rose Construction Supply Co.

Atlas Ready Mix (Knife River)

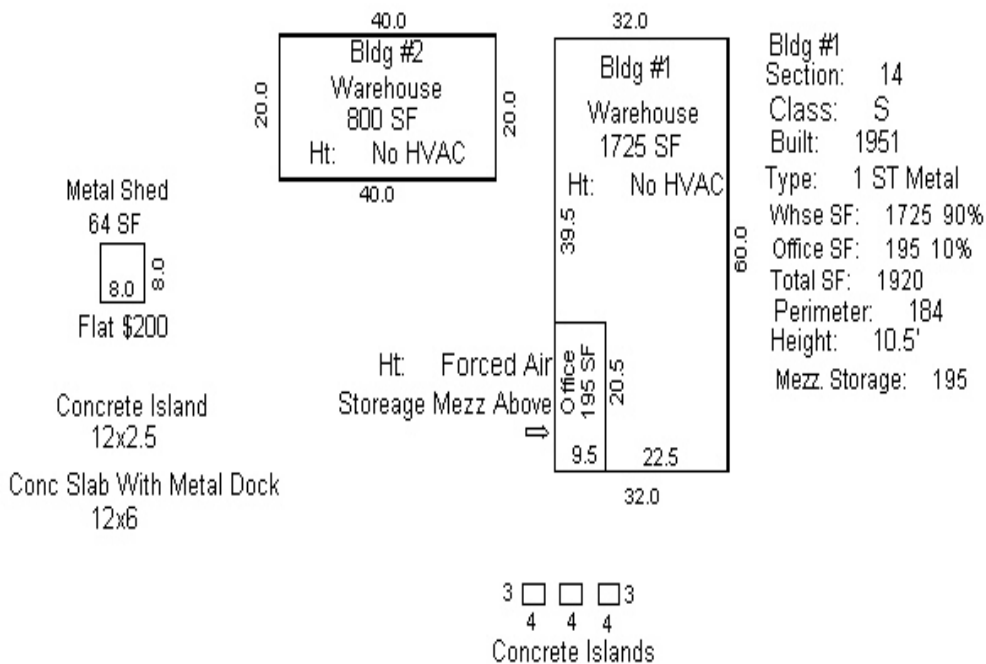


**REAL ESTATE SERVICES
Bismarck, North Dakota**



Bldg #2
 Section: 14
 Class: S
 Built: 1953
 Type: 1 ST Metal
 Whse SF: 800
 Perimeter: 120
 Height: 8'

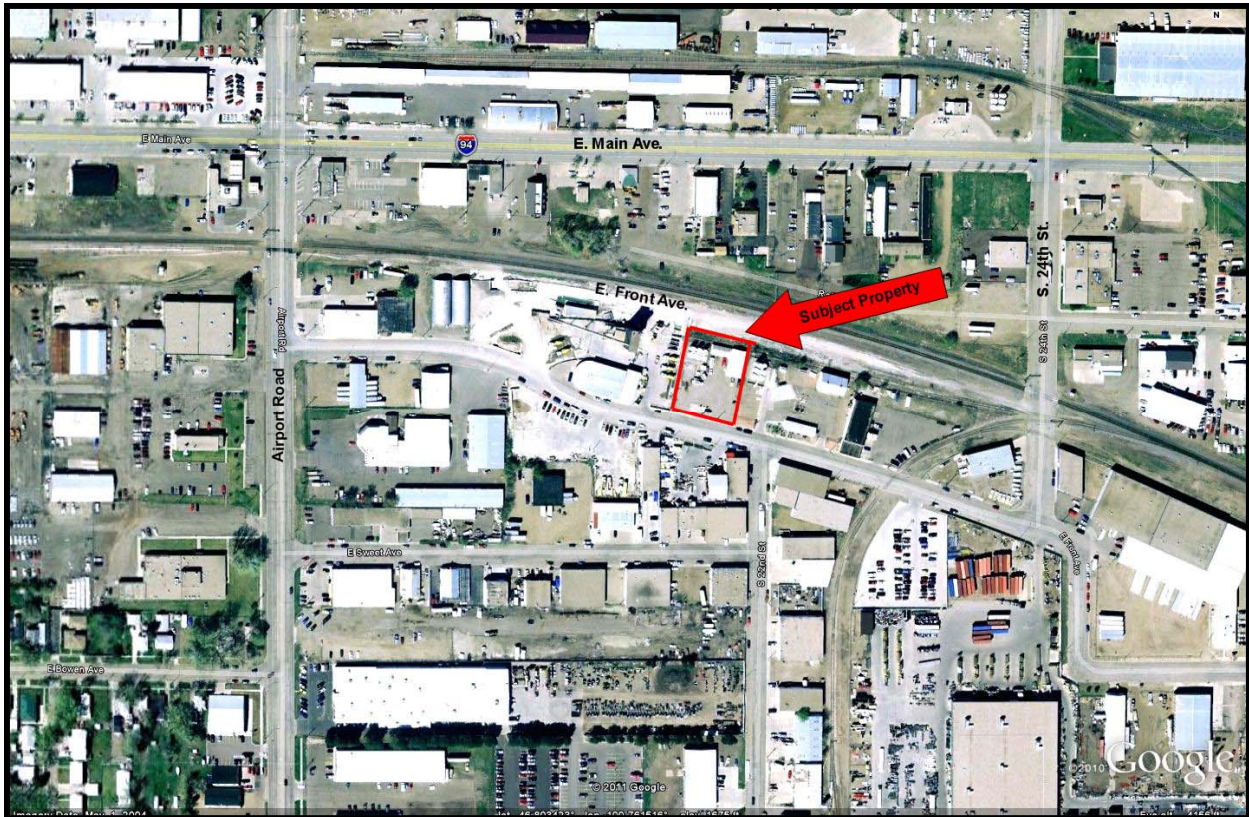
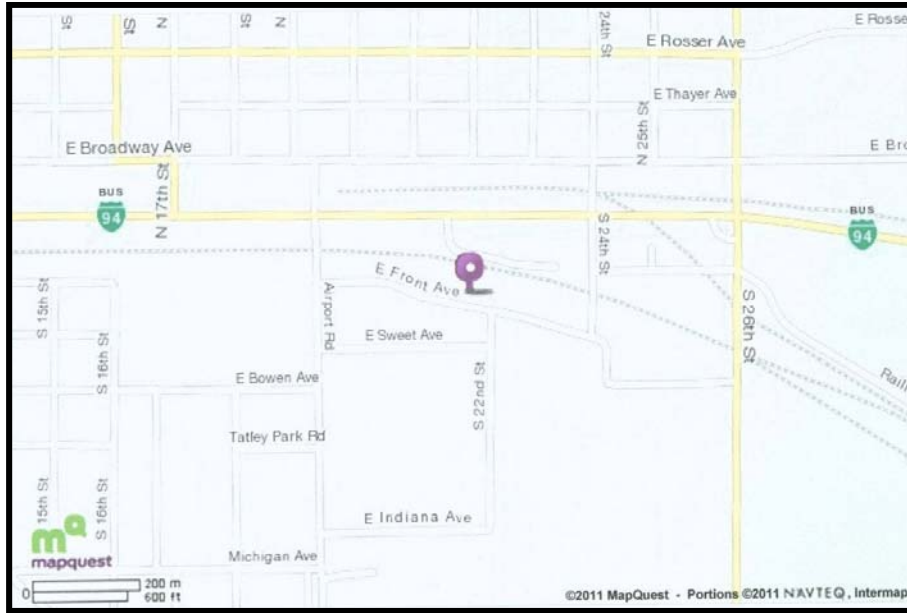
115-003-340 2116 Front Ave.



Sketch by Apex IV™



REAL ESTATE SERVICES
 Bismarck, North Dakota



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely only on those results.