



ADDITIONAL LAND INCLUDED!

SPACE AVAILABLE:

10,696 SF

PRICE:

\$1,630,000.00

HIGHLIGHTS:

- **BUILDING IS 100% LEASED!**
- Multiple Units
- Each unit has its own entrance
- (5) 14'x14' Overhead Doors
- 3 Phase Power
- 18' Sidewalls
- Radiant Heat
- Floor Drains
- Sprinkler System
- Concrete Parking Lot



Mike Ilse

Broker | Partner
Commercial Realtor®

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424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALESTATE.COM

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 on those results.

PROPERTY INFORMATION

PID#: 656137525

LEGAL DESCRIPTION: SUBDIV: MIDWAY 15TH ADDN REPLAT L 2-3 B 1 LOT:3 BLK:1 (12063)

PROPERTY ADDRESS: 1100 32nd Ave SE, Mandan ND 58554

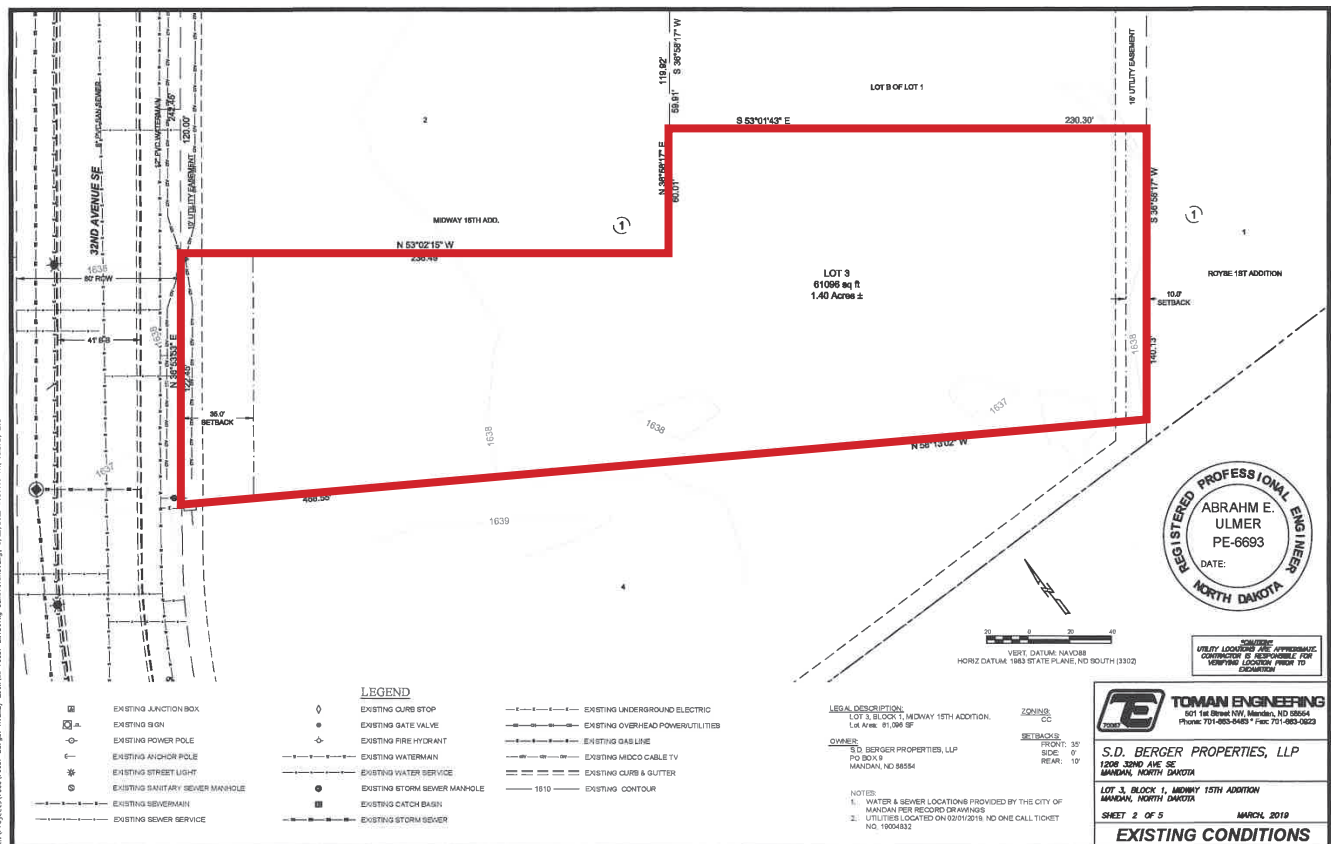
LOT SIZE: 1.35 Acres

BUILDING SIZE: 10,696 SF

ZONING: CC - Commercial/Light Industrial Transition

2024 TAXES: \$17,786.64

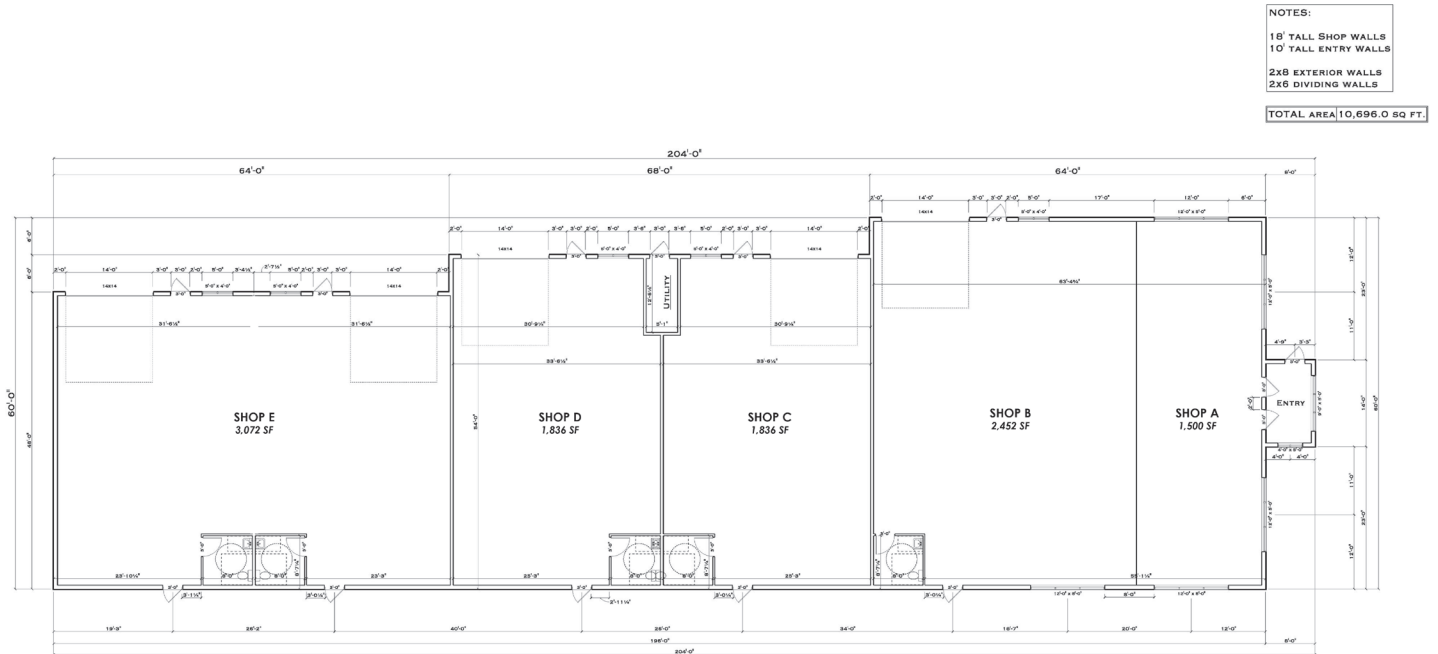
SPECIAL ASSESSMENTS: None at this time



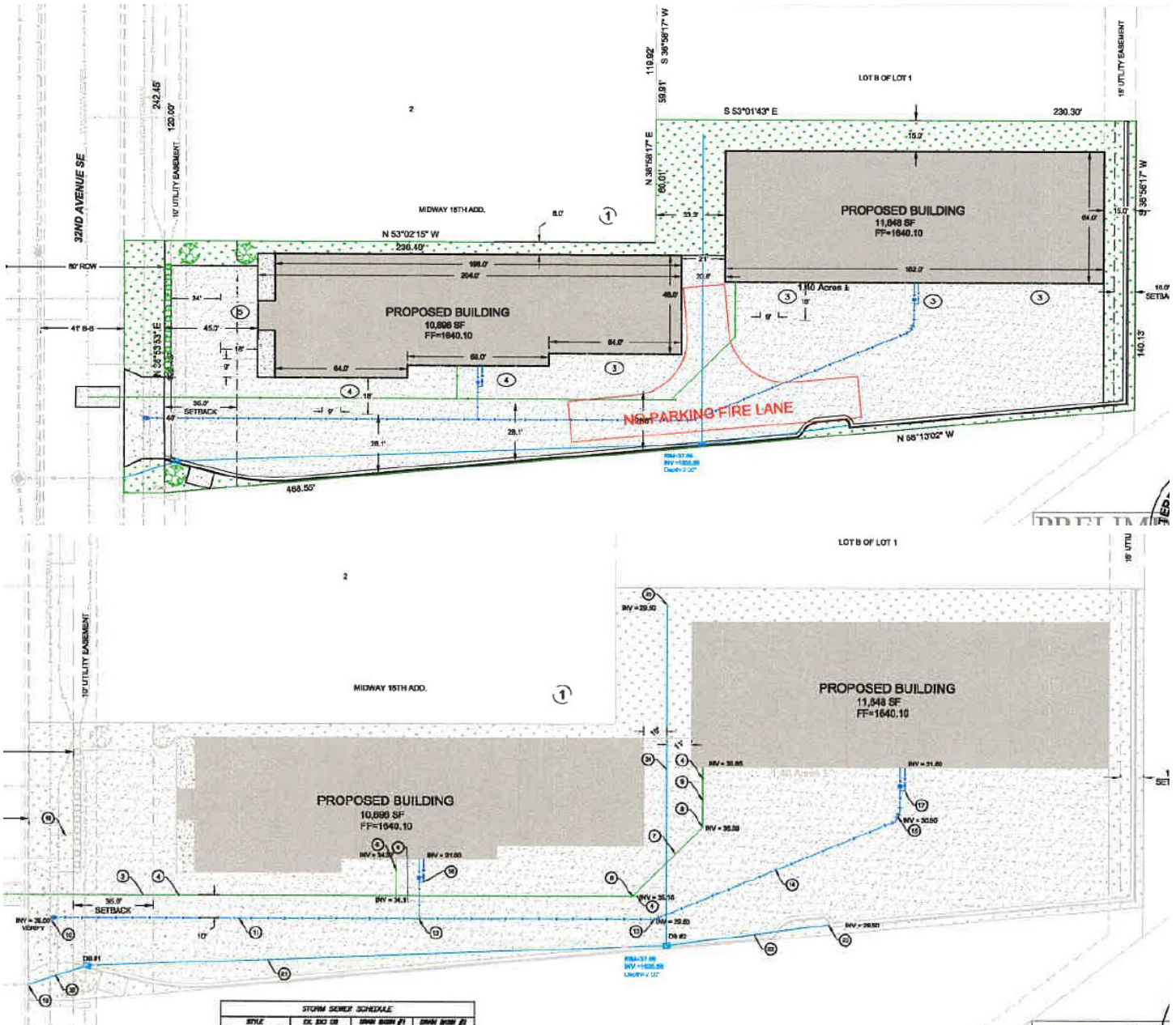
PROPERTY PHOTOS



FLOOR PLAN



PROPOSED SECOND BUILDING



LOCATION MAP & TRAFFIC COUNTS



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