



## SPACE AVAILABLE:

Building | 19,797 SF  
Lot | 36,482 SF (0.84 Acres)

**PRICE:**  
**\$179,900.00**



## Mike Ilse

Broker | Partner  
Commercial Realtor®

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## HIGHLIGHTS:

- 16,849 SF Non-Heated Warehouse
- 2,948 SF Office/Shop
- 6 Overhead Doors
  - \* (1) 7' x 9' | (2) 8'x9' | (1) 8'x10' | (1) 8' x 11' | (1) 9'x10'
- Loading Dock with 8'x8' Door
- 12' Sidewalls
- Fenced Yard
- Fluorescent Lighting
- Great Central Bismarck Location!
- Building Only! Buyer to assume current ground lease.

**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPPREALESTATE.COM](http://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 DETAILS

**PID#:** 0115-003-007

**Legal Description:** CITY LANDS 138-80 Block: 3 TRACT 1500 LOCATED IN STURGIS ADDITION SECTION 3 LANDS 138-80 DESCRIBED IN LEASE BF47341D/1-

**Zoning:** MA—Light Industrial

**Lot Size:** 36,482 SF (0.84 Acres)

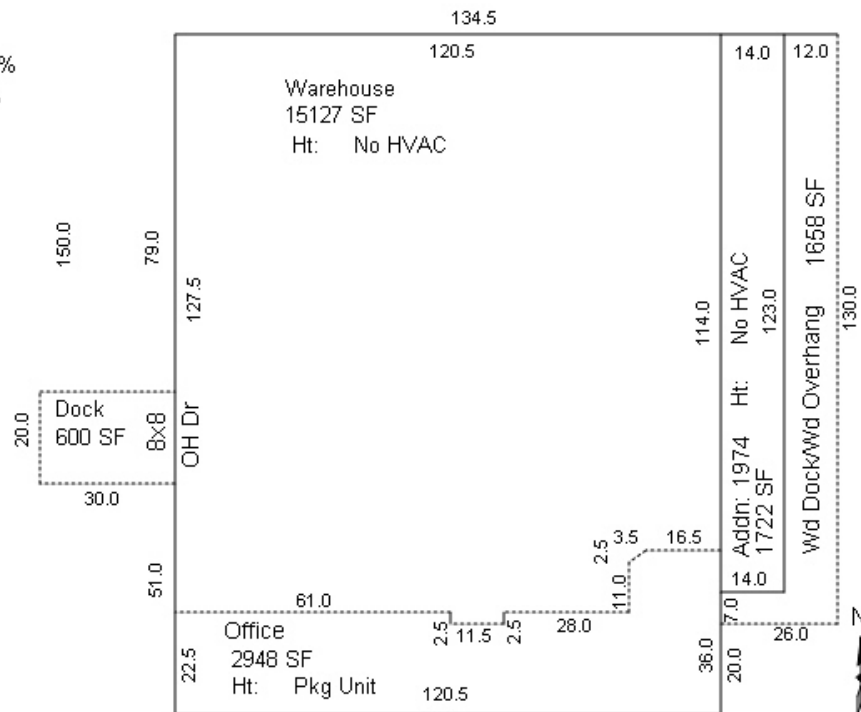
**Building Built:** 1947

**2025 Taxes:** \$10,105.47

**Special Assessments:** \$758.93 Installment; \$3,214.92 Remaining Balance

Section: 14  
 Class: D  
 Built: 1947  
 Addn: 1974  
 Type: 1 ST Frame  
 Whse SF: 16849 85%  
 Office SF: 2948 15%  
 Total SF: 19797  
 Perimeter: 569  
 Height: 12'

0115-003-007 1500 E Front Av



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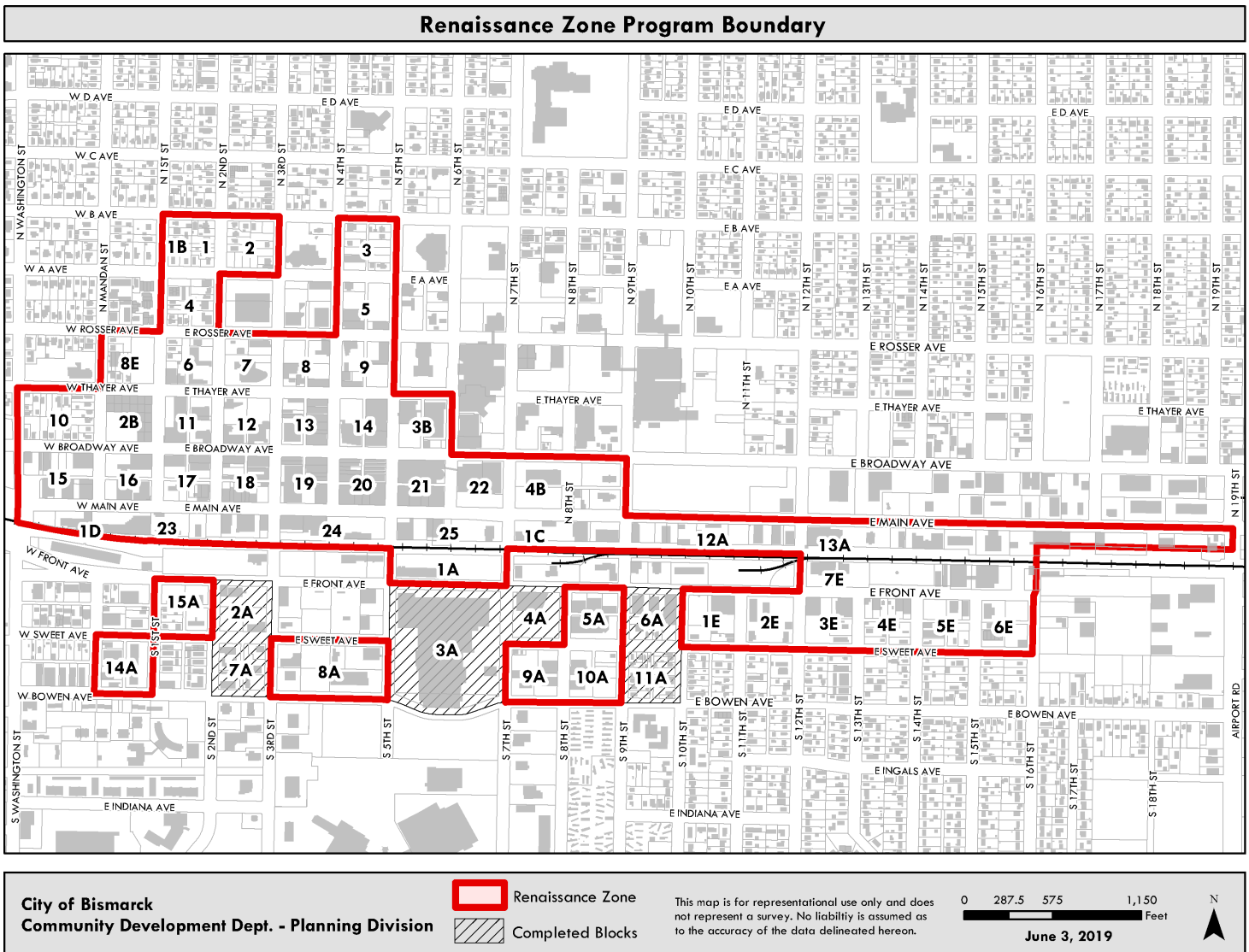
## ADDITIONAL PICTURES



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# BISMARCK RENAISSANCE ZONE



The Renaissance Zone program provides tax exemptions and credits to both residents and businesses for revitalization and redevelopment activities within the Zone, as shown in the above map. The purpose of the Zone is to encourage reinvestment in downtown properties, which in turn strengthens the core of our community. The Renaissance Zone provides both property tax and income tax incentives to property and business owners who invest in qualified projects. There are five different types of Renaissance Zone projects: rehabilitation, purchase with major improvements, purchase only, lease, and historical preservation and renovation.

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## LOCATION MAP



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