



SPACE AVAILABLE:

Building Size | 8,158 SF + Mezzanine
Lot Size | 20,253 SF (0.46 Acres)

PRICE:

\$1,600,000.00

HIGHLIGHTS:

- Metal Retail Store - Steel Frame
- (1) 10'x12' Overhead Door
- Mezzanine with 2 separate entrances
- (1) M/W Bathrooms with Shower
- Multiple Storage Closets
- Built In Front Desk Reception
- Large Parking Lot
- Great Signage Opportunity
- Great Visibility right off Main Avenue.



Mike Ilse

Broker | Partner
Commercial Realtor®

701.223.2450

mike@aspengroupprealestate.com

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#: 0105-002-015

LEGAL DESCRIPTION: GOVERNOR PIERCE Block: 2 TRACT #23 BEING A PART OF LOTS 14- 18 B2 AND ADJ VACATED ALLEY AND ADJ VACATED 16TH STREET

BUILDING SIZE: 8,158 SF

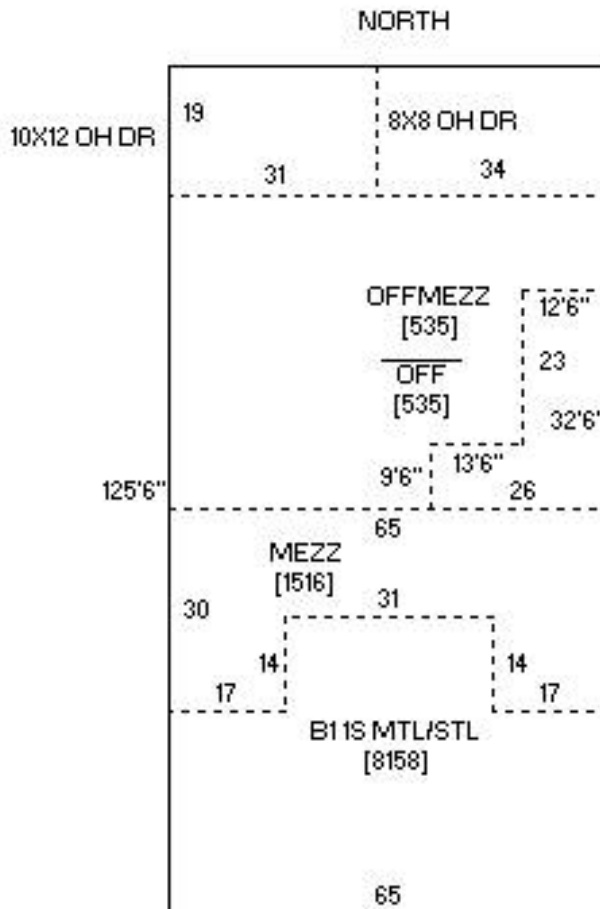
LOT SIZE: 20,253 SF (0.46 Acres)

ZONING: MA - Light Industrial

YEAR BUILT: 1995

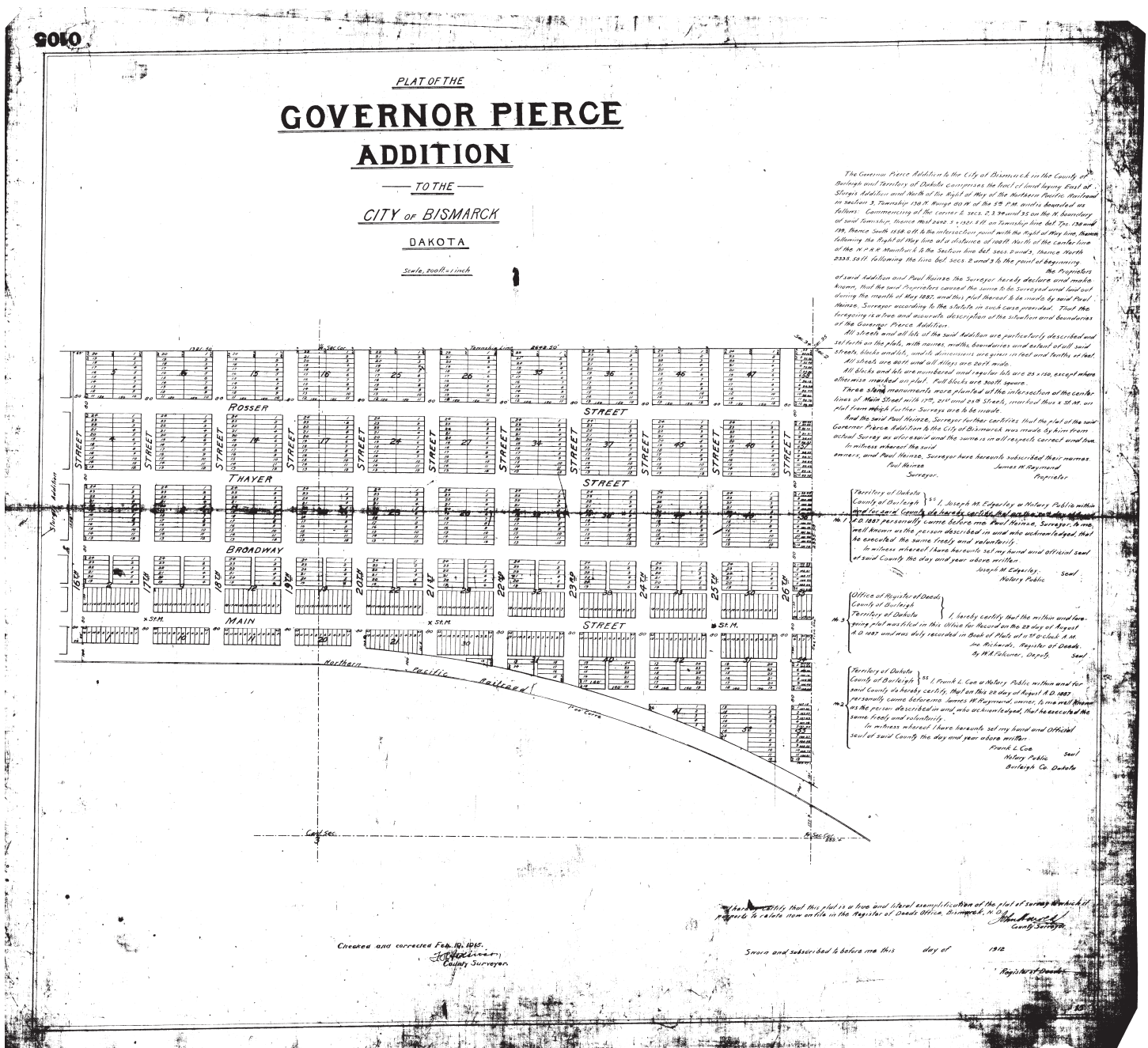
2024 TAXES: \$11,194.90

SPECIAL ASSESSMENTS: None at this time

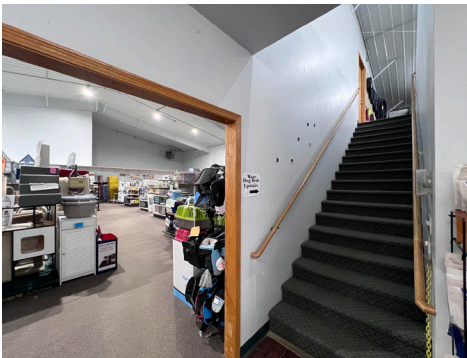
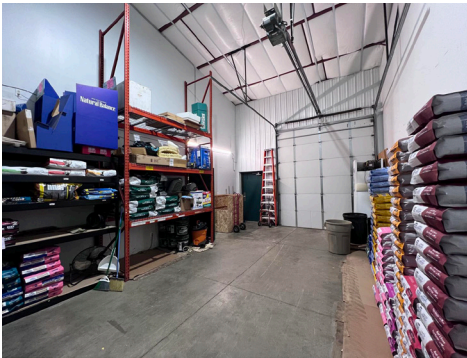


0105-002-015 1606 E MAIN AVE

PLAT MAP



PROPERTY PHOTOS



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PROPERTY PHOTOS



EXTERIOR PROPERTY PHOTOS



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An aerial map of a neighborhood in Bismarck, North Dakota. The map shows a grid of streets including E Ave A, E Rosser Ave, E Broadway Ave, E Thayer Ave, E Sweet Ave, and E Bowen Ave running east-west. North-south streets include N 9th St, N 12th St, N 13th St, N 14th St, N 15th St, N 16th St, N 17th St, S 12th St, S 13th St, S 14th St, S 15th St, S 16th St, and Airport Rd. A red location pin is placed on E Broadway Ave between N 14th St and N 15th St. Various businesses and landmarks are labeled with their logos, including CHI St. Alexius Health, Burger Time, NAPA, 3BE, ARCO, Zorells Jewelry, Bruno's Pizza, Simonson Station Stores, Bitt & Bean, and Bistró. A green highway shield for route 94 is also visible.

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