



## SPACE AVAILABLE:

UNIT 1 | 1,530 SF

*\*\*INCLUDES APPROX. 80 SF OF COMMON-USE  
SHARED BATHROOM & HALLWAY SPACE*

## PRICE:

\$13.50 PSF + \$10.00 PSF CAM

*\*\*CAM INCLUDES ALL UTILITIES AND PROPERTY  
MAINTENANCE LESS JANITORIAL AND  
TELECOMMUNICATIONS*

## HIGHLIGHTS:

- 12' Interior Sidewalls
- Ground Level
- 12'x14' Private Office with approx. 1,250 SF  
Showroom/Cubical space
- Parking: 3 designated spaces with over 30 additional  
shared-use parking spaces
- Pylon Signage available
- Shared Common-Area Bathrooms
- Located at the Highway 2 Interchange with 22nd  
Ave SW in a commercial plaza anchored by Starbucks!



**Mike Ilse**

**Broker Associate | 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.



**FOR LEASE**  
**PRIME COMMERCIAL STOREFRONT/OFFICE SPACE**  
**1800 22ND AVE SW, UNIT 1 | MINOT, ND**

## PROPERTY PHOTOS



**Mike Ilse**

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Commercial Realtor®

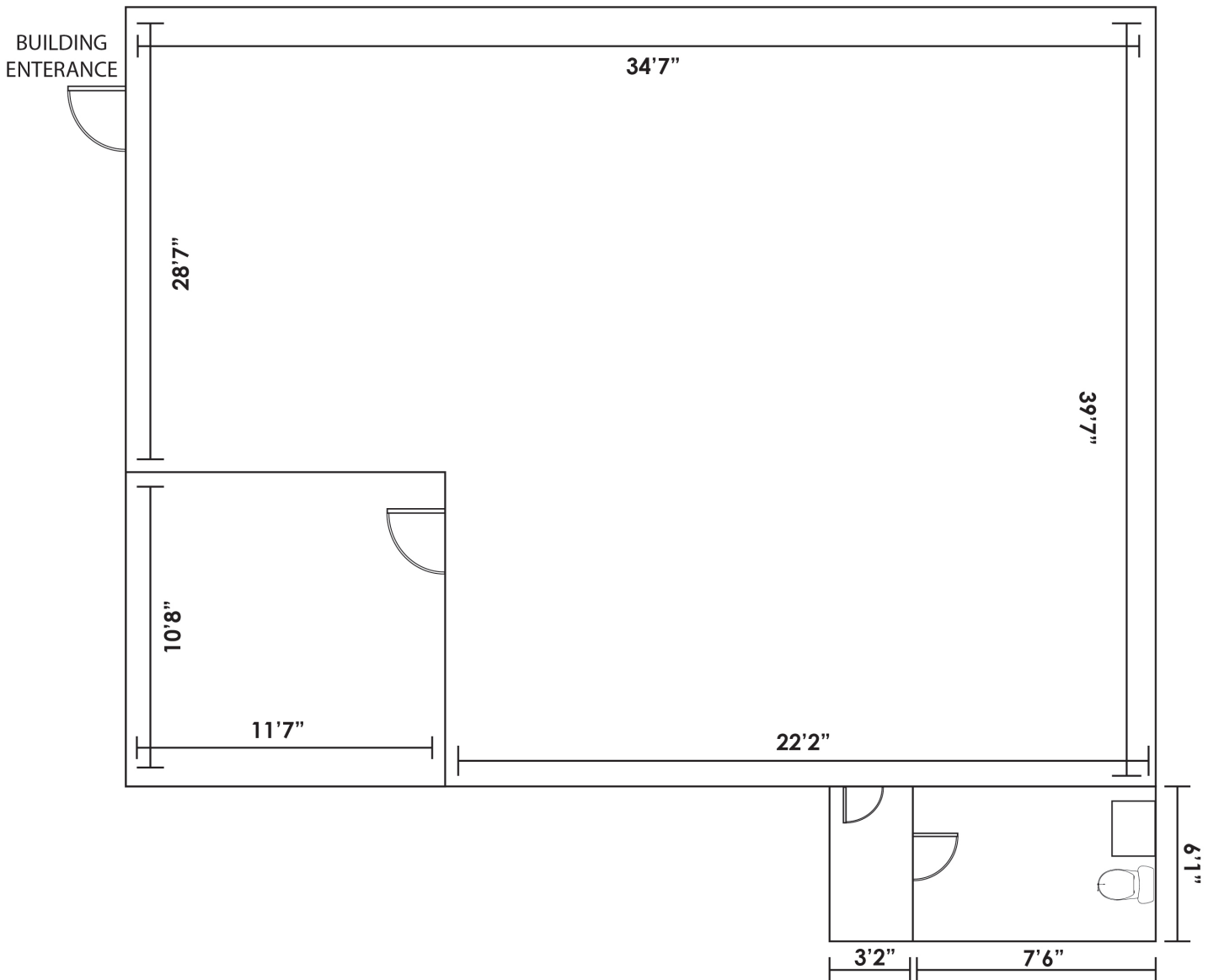
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## FLOOR PLAN



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## TRAFFIC COUNTS



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## LOCATION MAP



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