



FOR SALE
CORPORATE HEADQUARTERS OR INVESTMENT OPPORTUNITY
2000 SCHAFER STREET | BISMARCK, ND



SPACE AVAILABLE:

LOT SIZE | 168,438 SF

BUILDING SIZE (Based on City of Bismarck Information)

First Floor Garage | 5,858 SF

First Floor Office | 11,569 SF

Second Floor Office | 15,293 SF

Third Floor Office | 10,988 SF

Detached Office | 2,300 SF

Total | 43,708 SF

***Financials available upon request & execution of NDA.

PRICE:

\$4,750,000.00



Scott Ritter

Broker Associate | Partner
Commercial Realtor®

701.223.2450

scott@aspengrouprealestate.com



Mathew Reichert

CCIM | Partner
Commercial Realtor®

701.223.2450

matt@aspengrouprealestate.com

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

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PROPERTY DETAILS

PID#: 1091-001-101

Legal: MEADOW LK HILL 2ND ADD REP BLK:1

MEADOW LARK HILL 2ND ADDN REPLAT Block: 1 LOT 2

Zoning: CG - Commercial

Year Built: 1984

2023 Taxes: \$64,143.59

Special Assessments: \$445.80 Installment; \$642.01 Remaining Balance

MEADOW LARK HILL SECOND ADDITION REPLAT

Being A Replat Of Lot 1 Block 1

Meadow Lark Hill Second Addition

Part Of The SE 1/4 Of Section 30, T. 139 N., R. 80 W.

BISMARCK, NORTH DAKOTA



DESCRIPTION
A REPLAT OF LOT 1 BLOCK 1 MEADOW LARK HILL SECOND ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, CONTAINING 6.22 ACRES, MORE OR LESS.
THE ABOVE DESCRIBED LOT IS LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 30 T. 139 N. R. 80 W.

APPROVAL OF CITY PLANNING COMMISSION
THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA, ON THE 22ND DAY OF MAY, 2011, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK, AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

Walter Lee Yeager CHAIRMAN
Carl D. Hokenstad SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS
THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.
THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 22ND DAY OF JUNE, 2011.

Wendy W. Wicken
W. WICKEN - CITY ADMINISTRATOR

SURVEYOR'S CERTIFICATE
I, TERRY BALTZER, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON JUNE 21, 2011, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

BISMARCK, NORTH DAKOTA
STATE OF NORTH DAKOTA
COUNTY OF BURLEIGH

909 BASIN AVENUE
BISMARCK, NORTH DAKOTA
58504

Terry Baltzer
TERRY BALTZER
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 2395

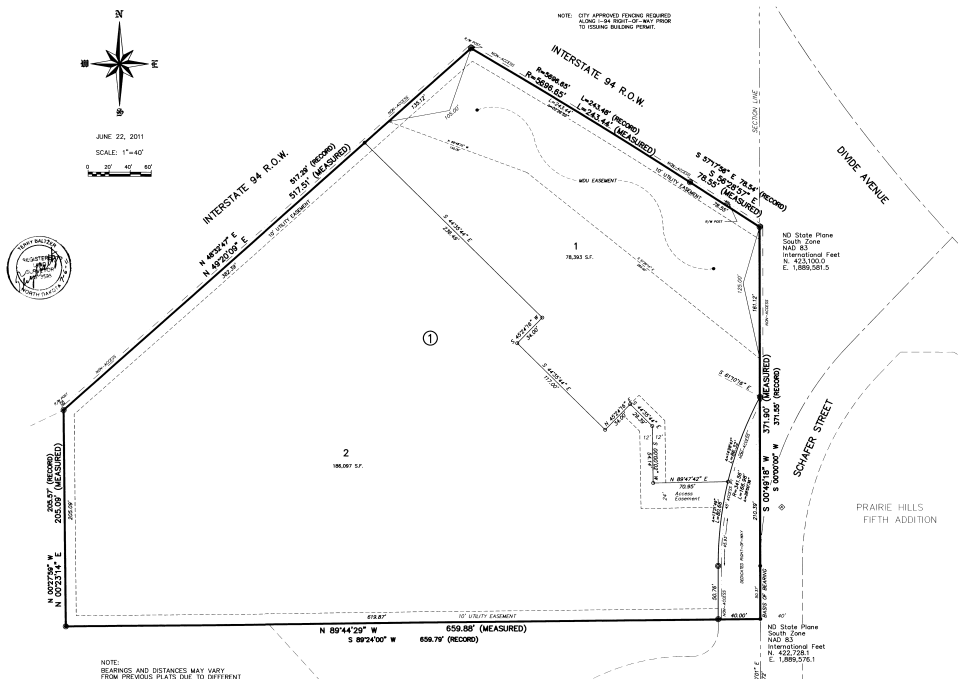
ON THIS 27th DAY OF JULY, 2011, BEFORE ME PERSONALLY APPEARED TERRY BALTZER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

Wendy W. Wicken
Wendy W. Wicken
Notary Public
State of North Dakota
My Commission Expires Aug. 24, 2016

APPROVAL OF CITY ENGINEER
I, MELVIN J. BULLINGER, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "MEADOW LARK HILL SECOND ADDITION REPLAT", BISMARCK, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

Melvin J. Bullinger
MELVIN J. BULLINGER
CITY ENGINEER

OWNER'S CERTIFICATE & DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WESTPHAL HOLDING, A NORTH DAKOTA GENERAL PARTNERSHIP, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "MEADOW LARK HILL SECOND ADDITION REPLAT", BISMARCK, NORTH DAKOTA, AND DOES SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWERS, CULVERTS, WATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE OF THE OWNER.
IT ALSO DEDICATES EASEMENTS TO THE CITY OF BISMARCK TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY, SANITARY SEWER, STORM SEWER & STORM WATER EASEMENTS.
IT FURTHERMORE GRANTS ACCESS EASEMENTS FOR ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, IN COMMON WITH ALL OTHERS HAVING LIKE RIGHT AT ALL TIMES HEREON FOR ALL PURPOSES CONNECTED WITH THE USE OF SAID PARTIES, TO PASS AND REPASS ALONG SAID EASEMENT AND TO HOLD SAID EASEMENT TO SAID PARTIES, THEIR HEIRS AND ASSIGNS AND APPURTENANT TO THE LAND OF SAID PARTIES.
THE CITY OF BISMARCK, NORTH DAKOTA, DOES NOT GUARANTEE THE ACCURACY OF ANY GOVERNMENTAL, SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR UTILITIES AND ANY OTHER GOVERNMENTAL, USE OR USES IT DEEMING NECESSARY OR ADVISABLE. PROVIDED THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES IF SUCH ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE DESTROYED BY THE OWNERS OF PROPERTY IN THE SUBDIVISION.



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PROPERTY PHOTOS



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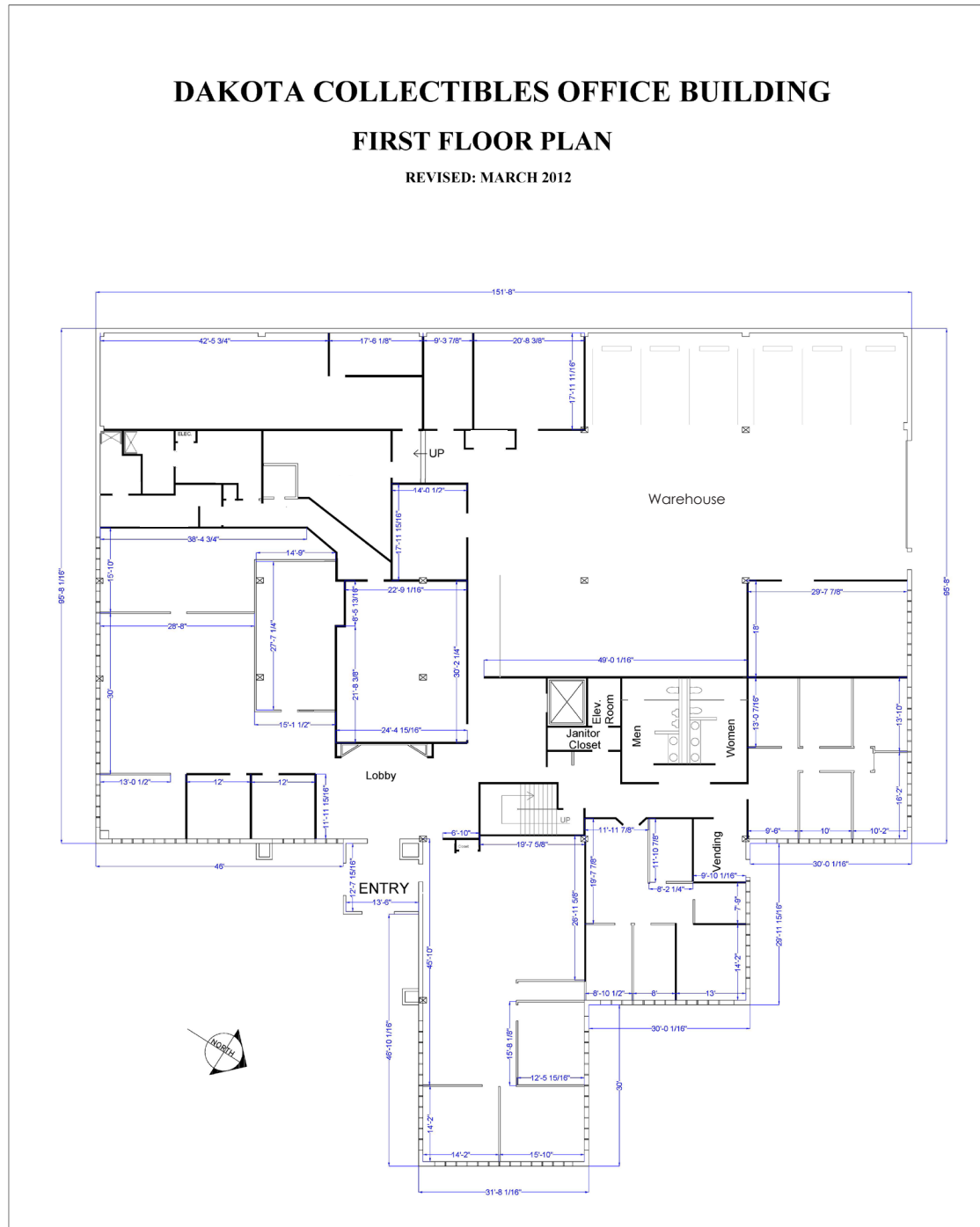
PROPERTY LINE



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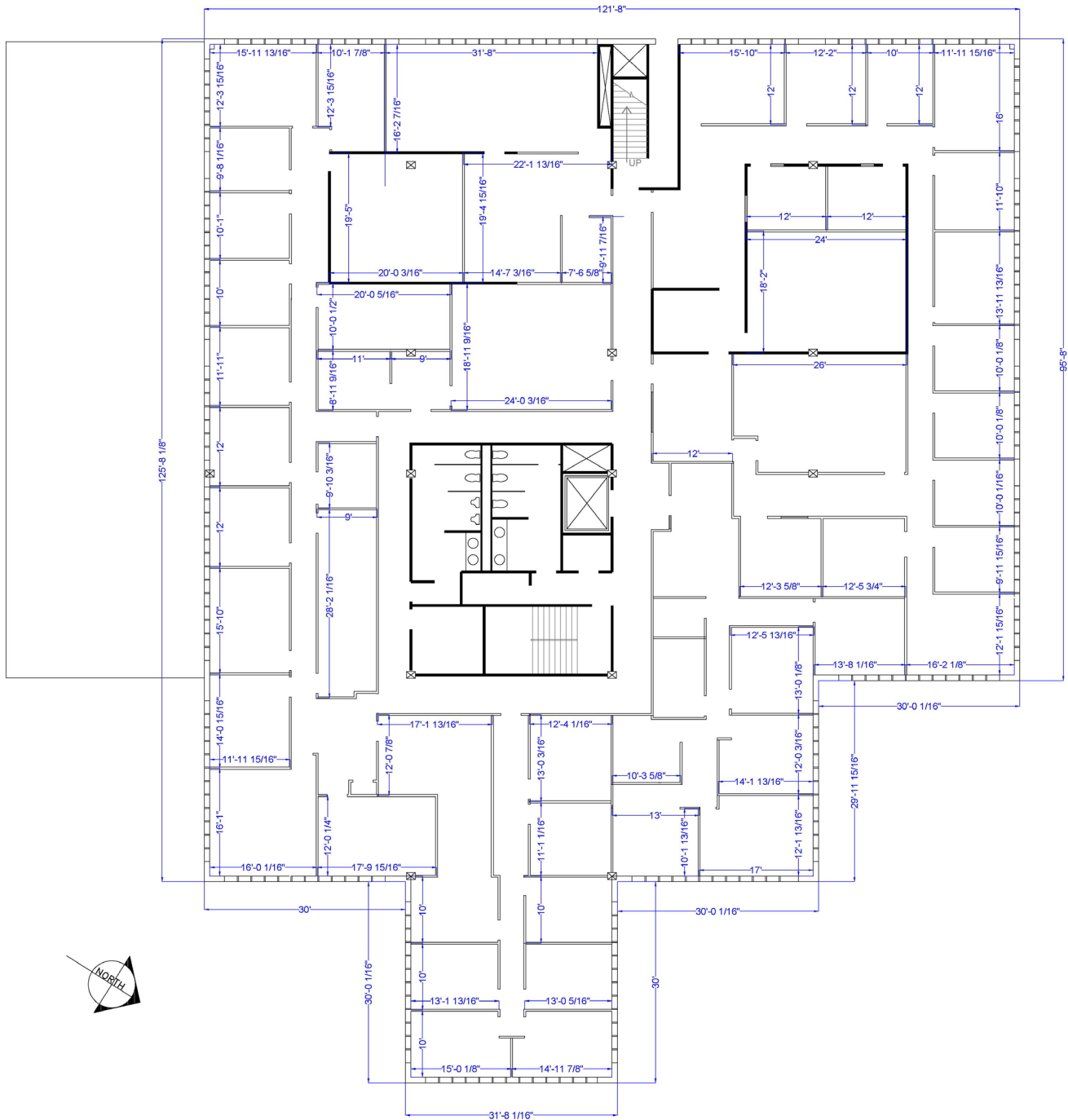
FIRST FLOOR PLAN



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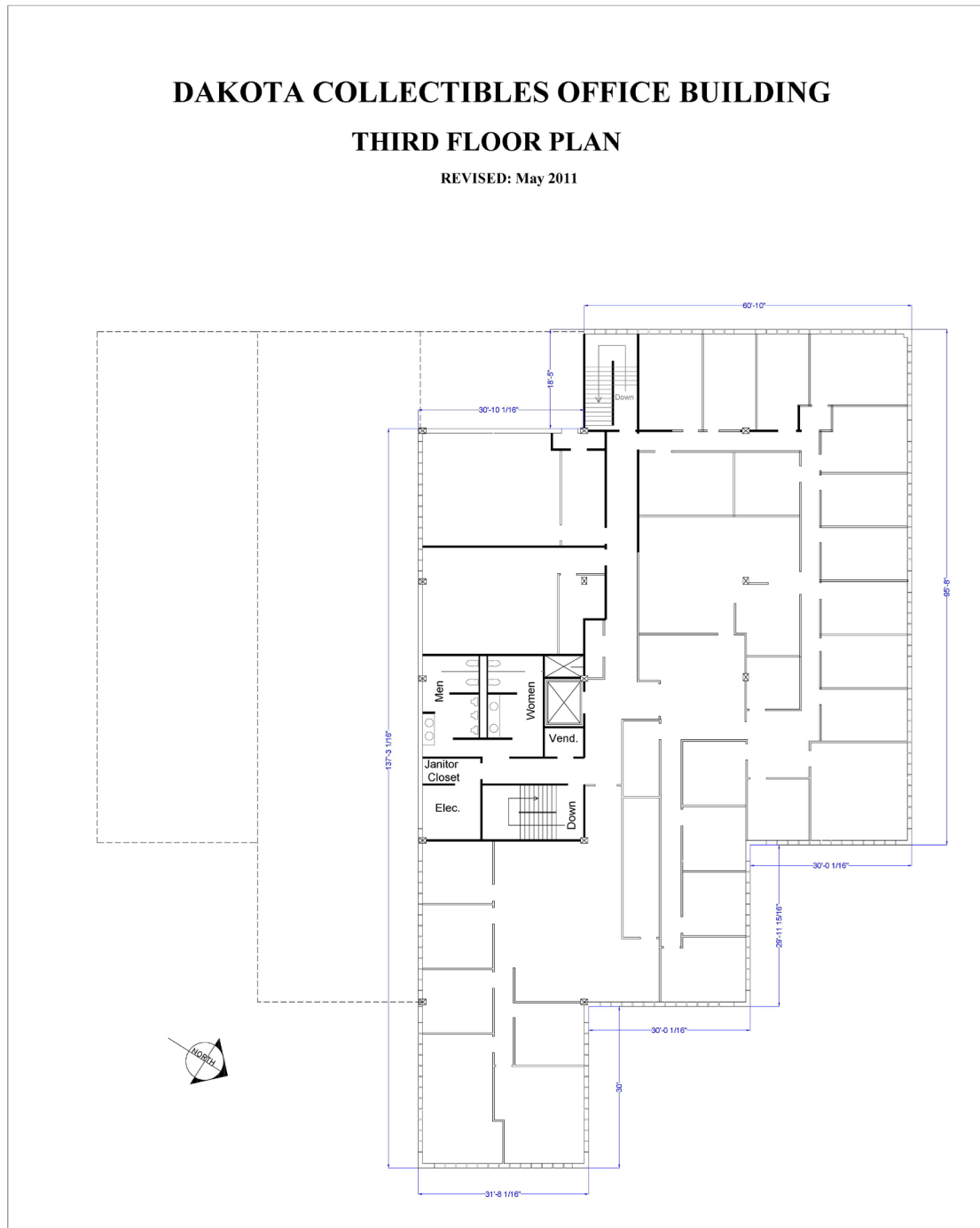
SECOND FLOOR PLAN



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THIRD FLOOR PLAN



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LOCATION MAP



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