



FOR SALE / FOR LEASE

FORMER SHOPKO BUILDING IN TIOGA

6527 STATE HIGHWAY 40 | TIOGA, ND



BUILDING SIZE:

34,428 SF (222' x 154')

LOT SIZE:

4.02 AC (Includes 1.59 Acres Vacant Land)

PRICE:

\$1,250,000.00

HIGHLIGHTS:

- Multi-Tenant Open Retail Building
Can Be Re-Purposed for Industrial Use
- 500' of Highway 40 frontage!
- Receiving Area with 8' x 14' Overhead Door
- 56,000 SF Concrete Parking Lot
- Located Outside of City Limits
- **LEASE OPTION: \$6.00 PSF NNN**

MICHAEL ILSE

Broker Associate | Partner
Commercial REALTOR®

701.223.2450

mike@aspengrouprealestate.com

in



424 South 3rd Street, Suite 2

Bismarck, ND 58504

701.223.2450

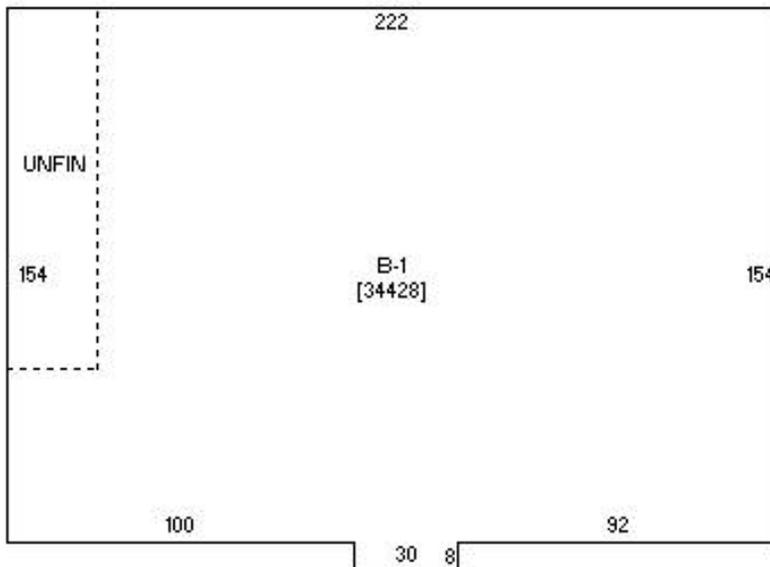
www.aspengrouprealestate.com

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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 only on those results.

PROPERTY DETAILS

Parcel ID: 13-156-95-00-06-032
Legal: Sublot 2 in SE Sec 6, Pleasant Valley Township
Lot Size: 4.02 Acres (175,111 SF)
Building: 34,428 SF
Year Built: 2012
Construction: Metal Building with Steel Frame
Sidewalls: 18'
Floor: 4" Reinforced Concrete
Sprinkler: Exposed Wet Throughout the Entire Building
Zoning: Urban Commercial
2021 Taxes: \$16,263.97
Specials: None at this time.



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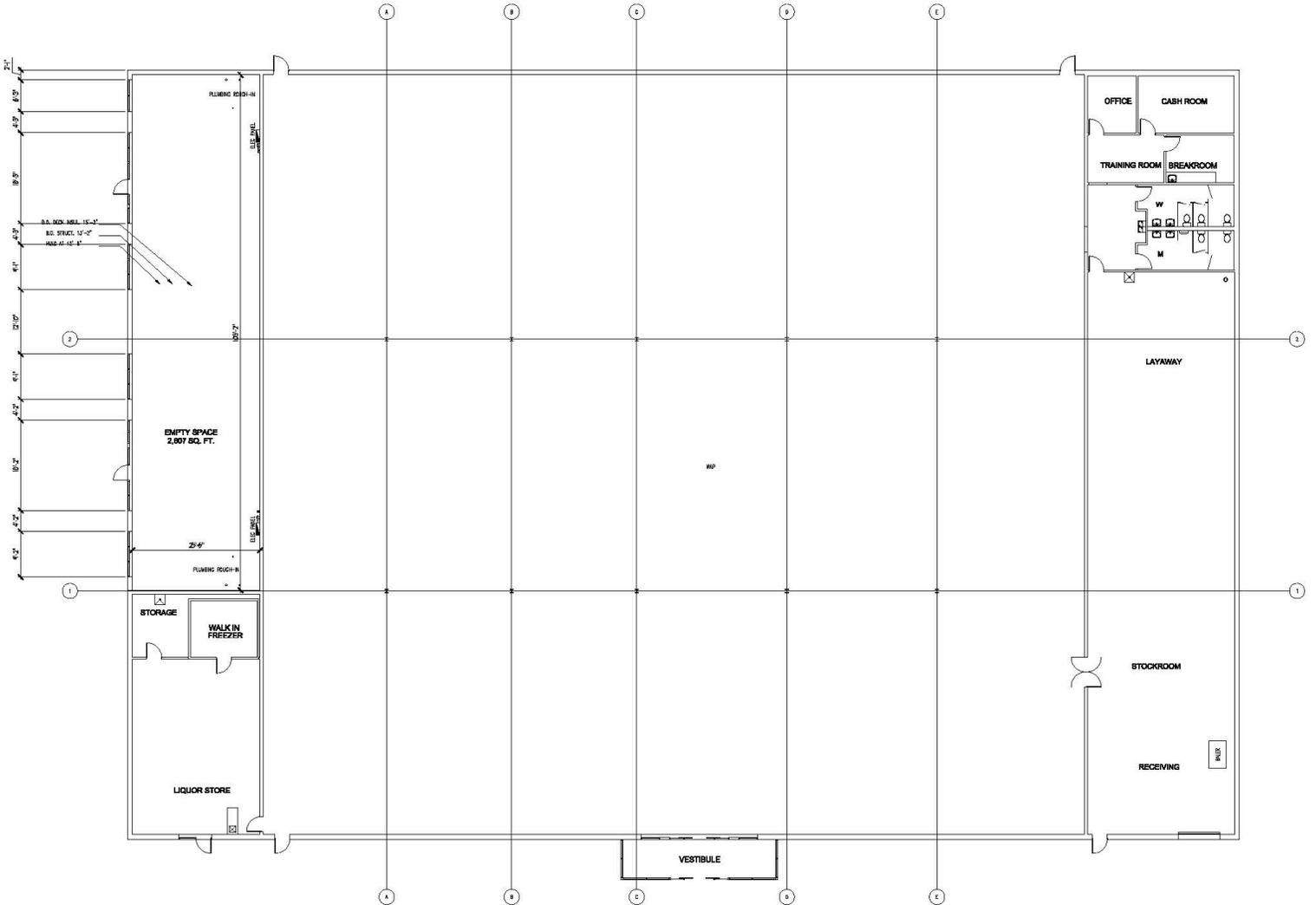
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FLOOR PLAN



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SITE PLAN

ALTA/ASCM LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 156 NORTH, RANGE 95 WEST, 5TH PRINCIPAL MERIDIAN, WILLIAMS COUNTY, NORTH DAKOTA

PURPOSE OF SURVEY:

TO PREPARE AN ALTA/ASCM SURVEY

THIS SURVEY WAS PERFORMED FOR:

DICKWALL-ALCO STORES, INC.,
WELLS FARGO BANK, NATIONAL ASSOCIATION, &
FIRST AMERICAN TITLE INSURANCE COMPANY; POLICY #9011400-0498006

ALTA/ASCM Land Title Survey

To Dickwall-ALCO Stores, Inc., Wells Fargo Bank, National Association, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys, jointly established and adopted by ALTA and NEPS, and includes Items 1.3, 4.6, 5.7, 6.5, 11.6.6, 12.13.12 of Table A thereof. The field work was completed on April 5, 2014.

Dated this ___ day of _____, 2014

MISSION: J. Mark Ho NLS-2815
Clyde H Engineering and Surveying, Inc.
12 West Main, Suite B
Dunn Center, ND 58828
701.548.5905
www.clyde-h.com

LEGAL DESCRIPTION

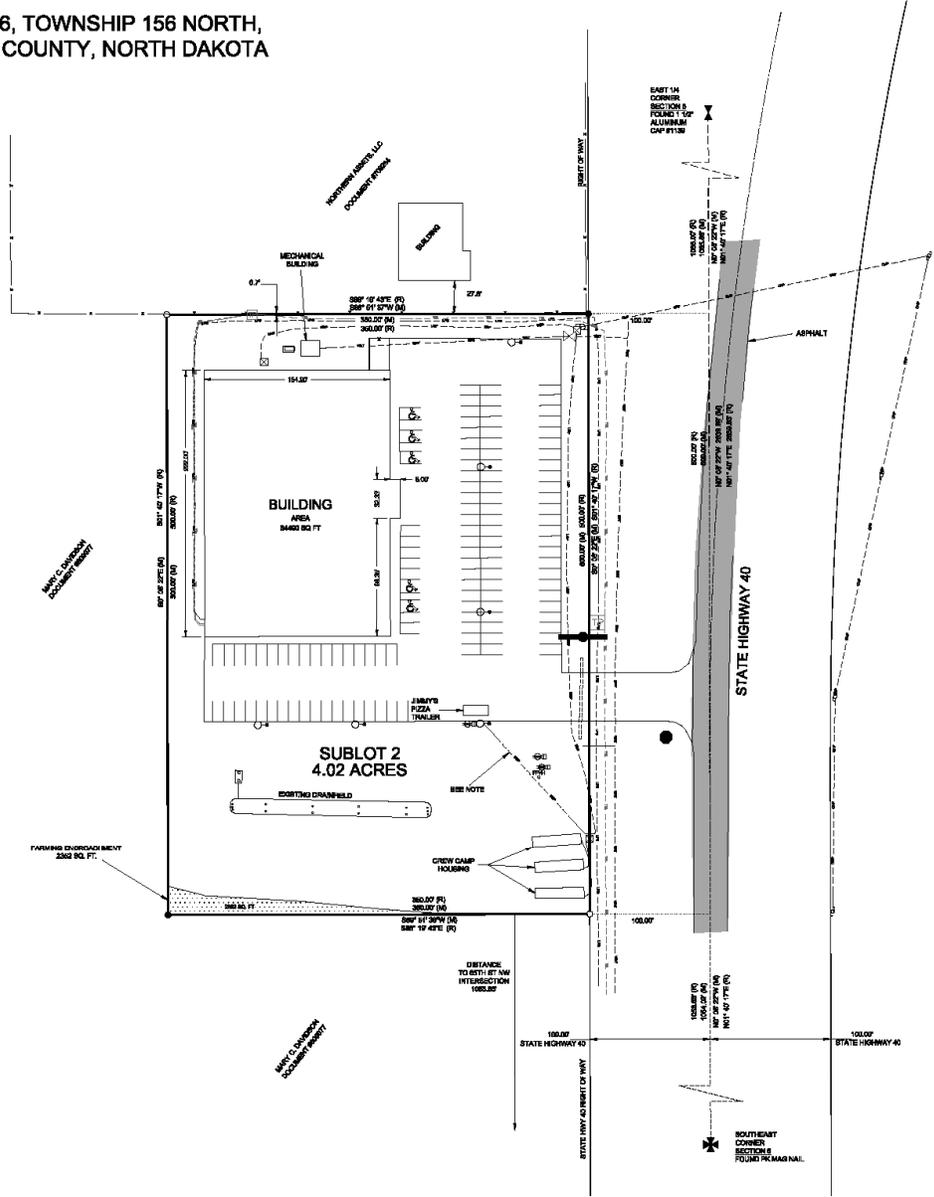
SUBLOT #2 LOCATED IN THE SE 1/4 OF SECTION 6 IN TOWNSHIP 156 NORTH OF RANGE 95 WEST OF THE 6TH PRINCIPLE MERIDIAN, WILLIAMS COUNTY, NORTH DAKOTA, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER FOR SAID COUNTY AND STATE

PROPERTY ADDRESS: 6434 HWY 40, TIOGA, ND 58822

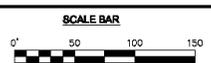
LEGEND

- ✱ FOUND SECTION CORNER OR 1/4 CORNER (REMARKS INDICATE AN ADDRESS)
- FOUND 1" ALUMINUM CAP
- SET 5/8" REBAR WITH 2" ALUMINUM CAP (S.D. 8016)
- ⊕ TRANSFORMER
- ⊕ TELEPHONE PEDIMENT
- LIGHT POLE
- ALCO SIGN
- STOP SIGN
- HANDICAP PARKING
- STANDARD PARKING
- WATER LINE
- GAS LINE
- UNDER GROUND POWER
- OVERHEAD POWER LINE
- UNDERGROUND TELECOM CABLE
- SERVICE PANEL
- CHAIN LINK FENCE
- DRAINFIELD
- 1" CORRUGATED METAL PIPE
- RECENTLY PAVED AREA
- ⊕ ELECTRICAL RECEPTACLE
- ⊕ FRONT FREE YARD HYDRANT
- ⊕ WATER VALVE
- ⊕ RECORD
- ⊕ MEASURED

PARKING STALL TABLE	
STANDARD PARKING	118
HANDICAP PARKING	5
TOTAL PARKING	123



BASIS OF BEARING
GEODETIC North @
NGS OPUS Position
Lat N 45° 21' 37.4"



ALTA/ASCM SURVEY
WILLIAMS COUNTY, NORTH DAKOTA

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LOCATION MAP

