



# 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

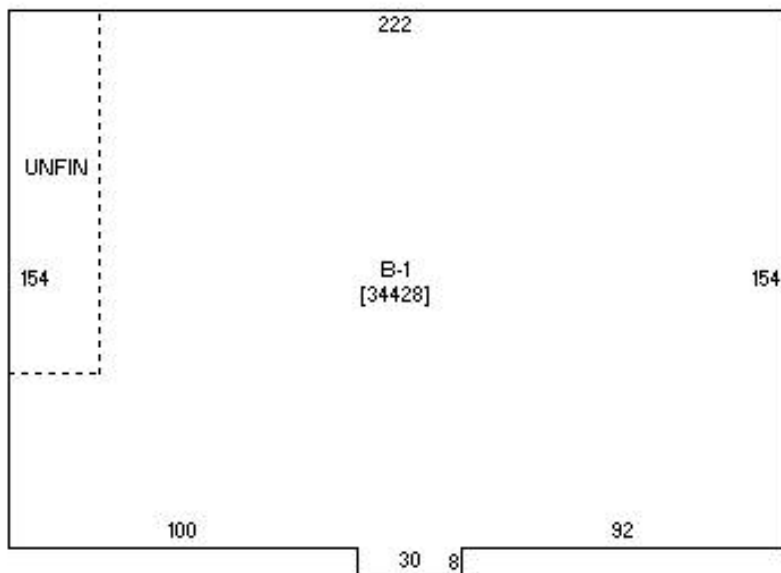
www.aspengrouprealestate.com

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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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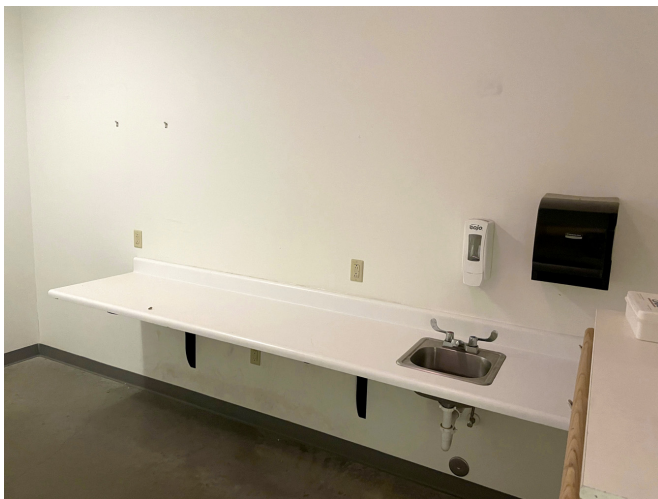
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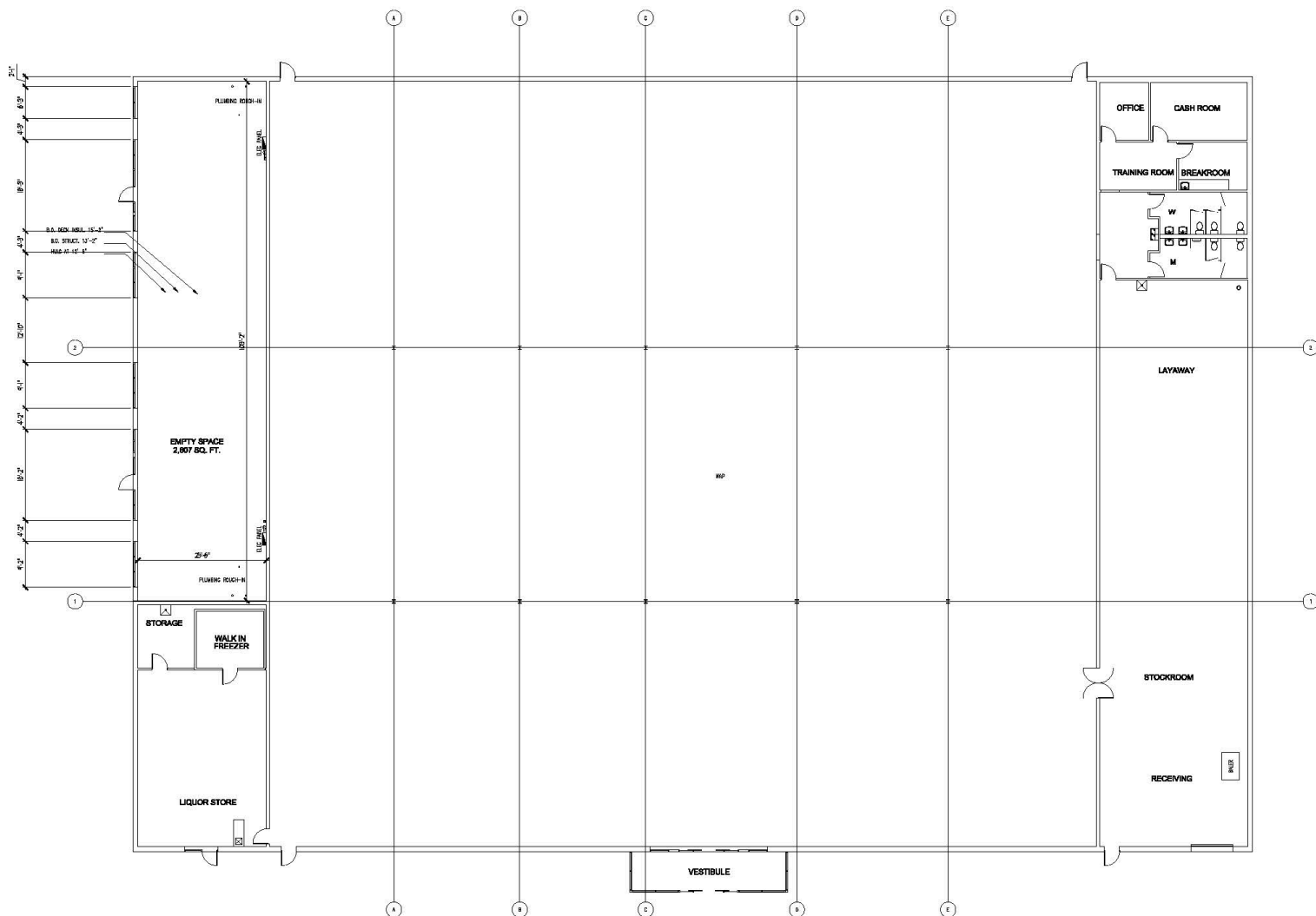
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## FLOOR PLAN



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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:

DUCKWALL-ALCO STORES, INC.,  
WELLS FARGO BANK, NATIONAL ASSOCIATION, &  
FIRST AMERICAN TITLE INSURANCE COMPANY; POLICY #9011400-0496006

#### ALTA/ASCM Land Title Survey

To Duckwall-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 NSPS, and include Items 1.3, 4.6, 5.7, 6.5, 11.6, 12.1, 13.1, 14.1, 15.1, 16.1, 17.1, 18.1, 19.1, 20.1, 21.1, 22.1, 23.1, 24.1, 25.1, 26.1, 27.1, 28.1, 29.1, 30.1, 31.1, 32.1, 33.1, 34.1, 35.1, 36.1, 37.1, 38.1, 39.1, 40.1, 41.1, 42.1, 43.1, 44.1, 45.1, 46.1, 47.1, 48.1, 49.1, 50.1, 51.1, 52.1, 53.1, 54.1, 55.1, 56.1, 57.1, 58.1, 59.1, 60.1, 61.1, 62.1, 63.1, 64.1, 65.1, 66.1, 67.1, 68.1, 69.1, 70.1, 71.1, 72.1, 73.1, 74.1, 75.1, 76.1, 77.1, 78.1, 79.1, 80.1, 81.1, 82.1, 83.1, 84.1, 85.1, 86.1, 87.1, 88.1, 89.1, 90.1, 91.1, 92.1, 93.1, 94.1, 95.1, 96.1, 97.1, 98.1, 99.1, 100.1, 101.1, 102.1, 103.1, 104.1, 105.1, 106.1, 107.1, 108.1, 109.1, 110.1, 111.1, 112.1, 113.1, 114.1, 115.1, 116.1, 117.1, 118.1, 119.1, 120.1, 121.1, 122.1, 123.1, 124.1, 125.1, 126.1, 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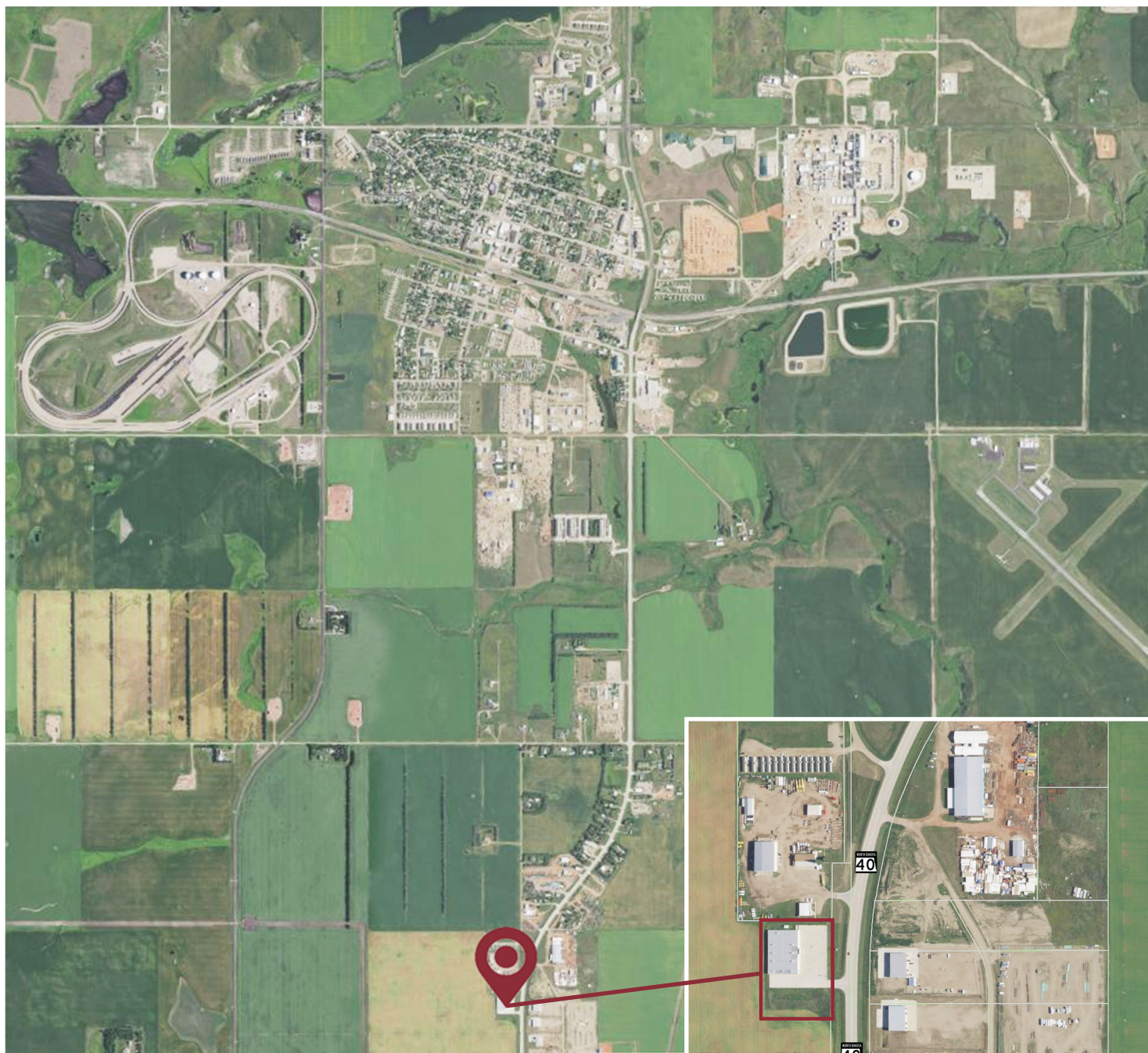




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## | LOCATION MAP



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