



PRESENTED BY  
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**FOR SALE**

**1312 Basin Avenue**



**By Corner of Airport Road and University Drive  
Office with Warehouse**

**Price:** \$480,000.00  
**Building Size:** 8,736 SF  
**Lot Size:** 34,200 SF  
**Zoned:** MA Light Industrial  
**Year Built:** 1966  
**Features:** Easy Access to Airport Road  
1 Overhead Door  
Steel Construction  
Pylon Sign



3712 Lockport Street  
Suite C  
Bismarck, North Dakota

**Data Information**  
**1312 Basin Avenue**  
**Bismarck, ND**

**PID#:** 720-002-065

**Legal:** E 5' of Lot 13, all Lot 14-15 Less East 45' of Lot 14  
Block 2 Aero-Commercial Subdivision

**Taxes:** \$8,171.96

**Special Assessments:** None at this time.

**Zoning:** MA Light Industrial

**Year Built:** 1966

**Building Size:** 8,736 SF

**Lot Size:** 34,200 SF

**Utilities:** MDU Gas Average Monthly—\$280.00  
Capital Electric Average Monthly—\$400.00

Asphalt Parking Lot

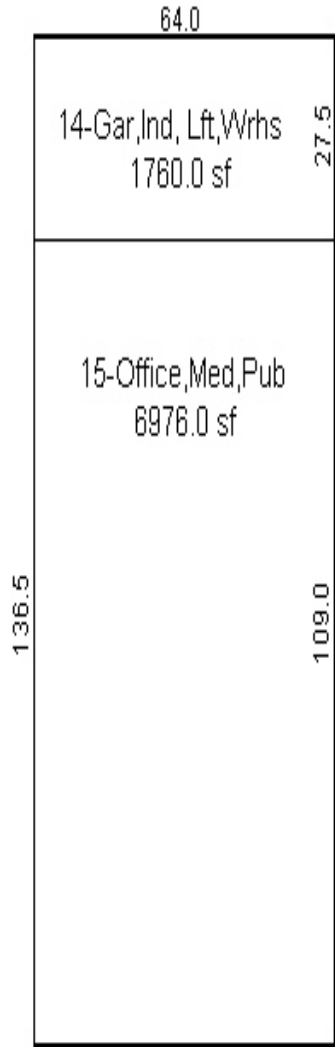


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720-002-065

1312 & 1314 BASIN AVENUE

TOTAL SF: 8736.0 SF



ASPHALT:  
80X141=11280

CONCRETE WALK:  
5X121=605  
4X7=28

CONCRETE WALK:  
28X187.5=5250

CONCRETE WALK:  
6X73=438  
LESS 3X15  
TOTAL 393.0 SF

CANOPY/SLAB  
15X11=165

ASPHALT:  
25X77=1925

Sketch by Apex IV™



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**Located “Near”**

Bismarck Municipal Airport  
Ultieg Engineers  
Motion Industries

Traffic Count 9,200 Vehicles per day at South 12th and University Drive.



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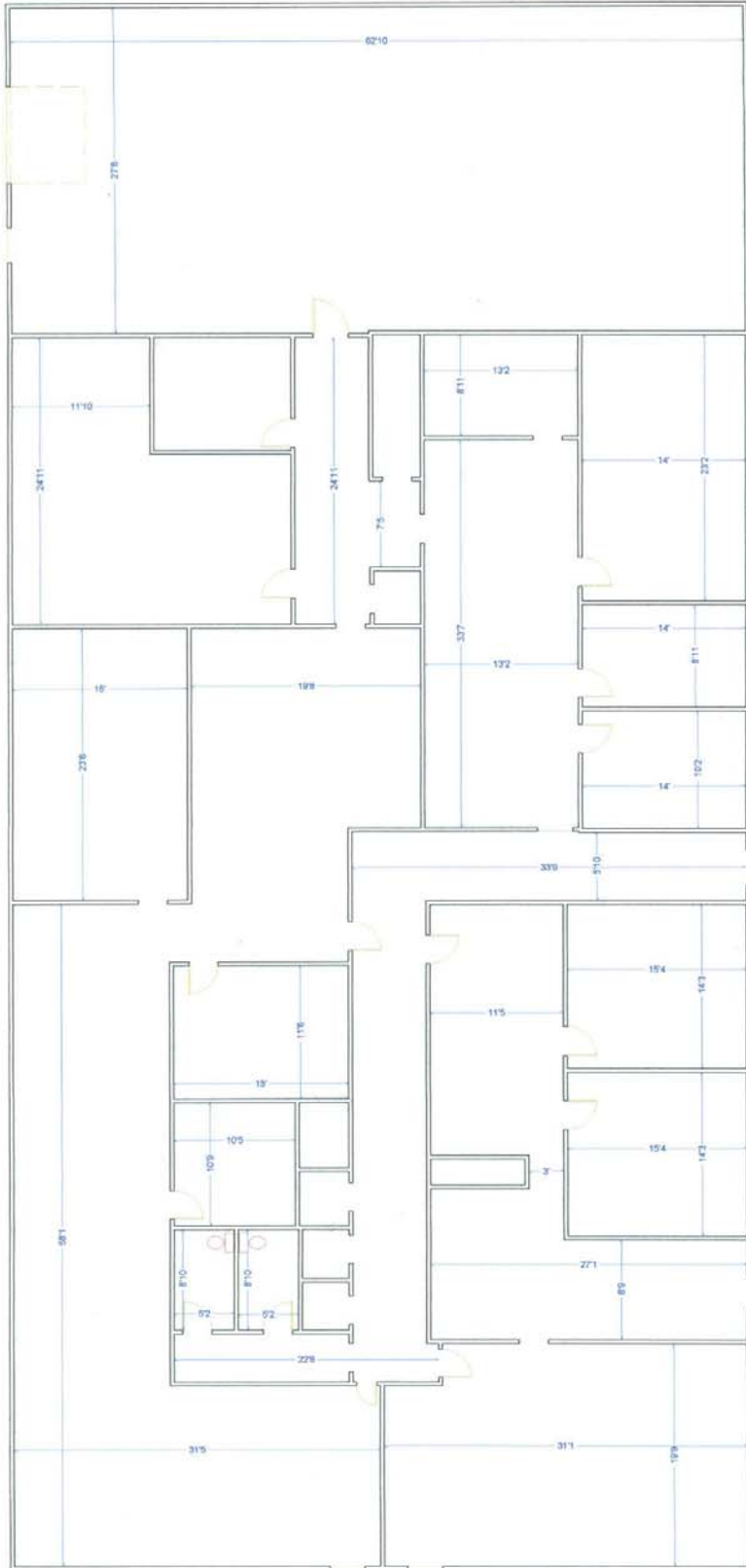
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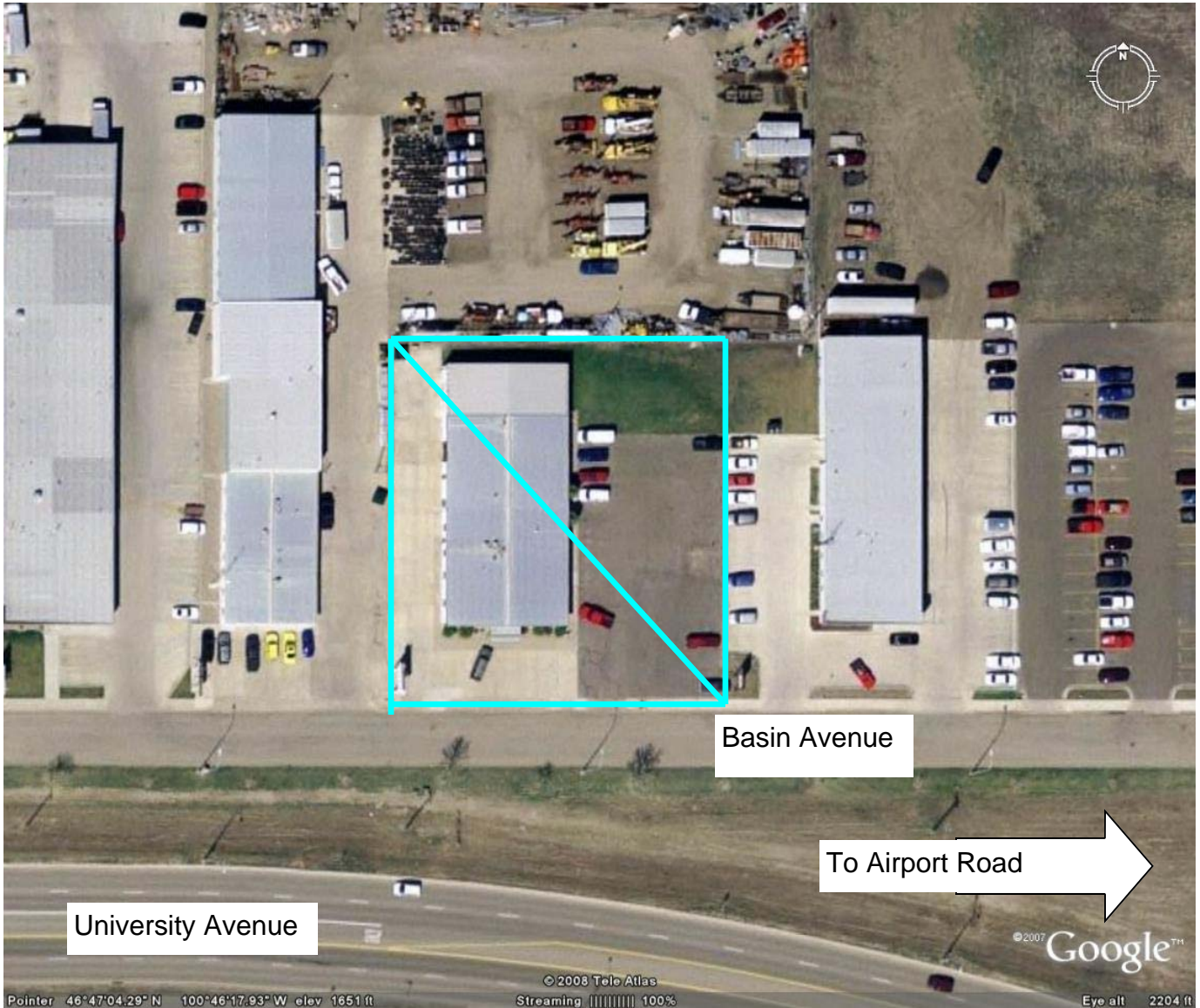
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1312 Basin Avenue  
Bismarck ND, 58504



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