



PRESENTED BY:

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FOR SALE 218 South 26th Street



Land and Building Great Location in SE Bismarck

Price: \$695,000.00

Building Size: 9,520 SF

Lot Size: 56,109 SF (1.29 Acres)

Zoned: MA Light Industrial

Features: Highly Visible For Retail



701-223-2450 office
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Bismarck, North Dakota

**Data Information Sheet
218 South 26th Street**

Building Size: 9,520 SF

Lot Size: 56,109 SF (1.29 acres)

Zoned: MA Light Industrial

Year Built: 1976, 1979, 1983

Taxes: \$7,222.97

Specials:: \$4,000.00 Balance, \$571.52 Installment

Utilities: \$356.00 Average Monthly

2006 Traffic Counts: 9,600 Cars per Day on 26th Street
10,900 Cars per Day on Main Avenue



REAL ESTATE SERVICES
Bismarck, North Dakota

**INFORMATION SHEET
SE Bismarck Land and Building**

- **7,154 SF Warehouse/Shop**
- **2,366 SF Office/Retail Area**
- **1,740 SF Mezzanine Storage Area Above Office**
- **Class “S” Pre-engineered Metal Building**
- **Concrete floor with VCT tile or carpet in office and retail areas**
- **1— 8 X 10 roll up overhead door on south side**
- **2— 12 X 16 roll up overhead doors on west side**
- **1—10 X 18 roll up overhead door on west side**
- **1—10 X 12 roll up overhead door on east side**
- **2— Walk-in doors in rear of building**
- **1—Glass storefront entrance**
- **2— Restrooms**
- **Floor drain in shop area**
- **Side wall height 22’**



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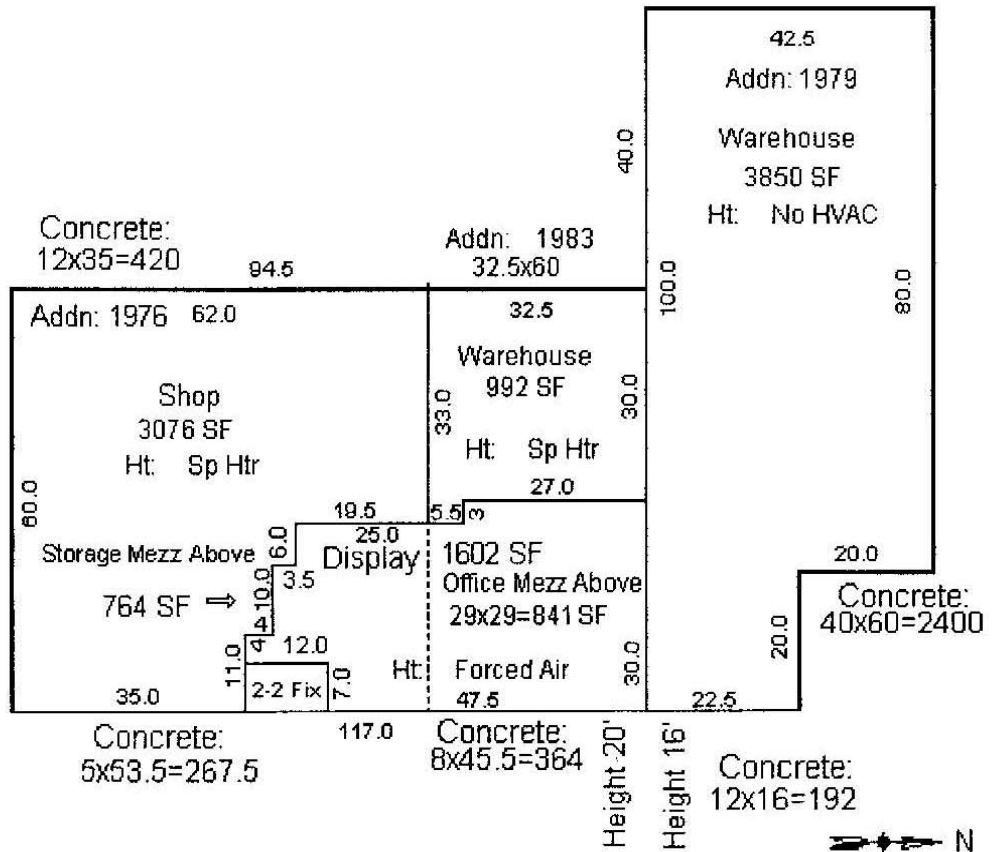
- **2” Water Service Entrance**
- **200 AMP 3 Phase Electrical Service**
- **4—Reznor gas forced air space heaters**
- **2—Furnaces with central air conditioning and 2 air condensers on the roof**
- **Insulated roof in all warehouses**
- **New roof installed with additional insulation in 2001 as a result of hail damage**

Seller owns adjacent property. Consider both properties for the possible ownership of the entire corner.



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Built: 1960
 Addn: 1976, 1979, 1983
 Type: 1 ST Metal
 Whse SF: 9520
 Total SF: 9520
 Perimeter: 474
 Height: 18.5' AV
 Mezz. Office: 841
 Mezz. Storage: 764
 Concrete: 3643



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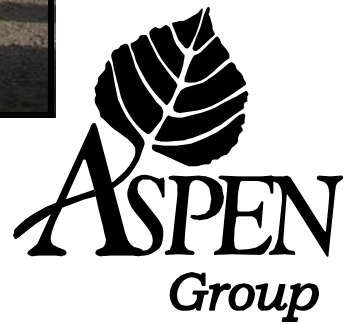
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Main Street-Highway 10

Little Cottage Cafe

Big Boy

Railroad Avenue

Arrow Cleaning

Racer Performance

26th Street South

Subject Property