

INDUSTRIAL FOR SALE

3500 MIRIAM AVE | BISMARCK, ND





PROPERTY OVERVIEW

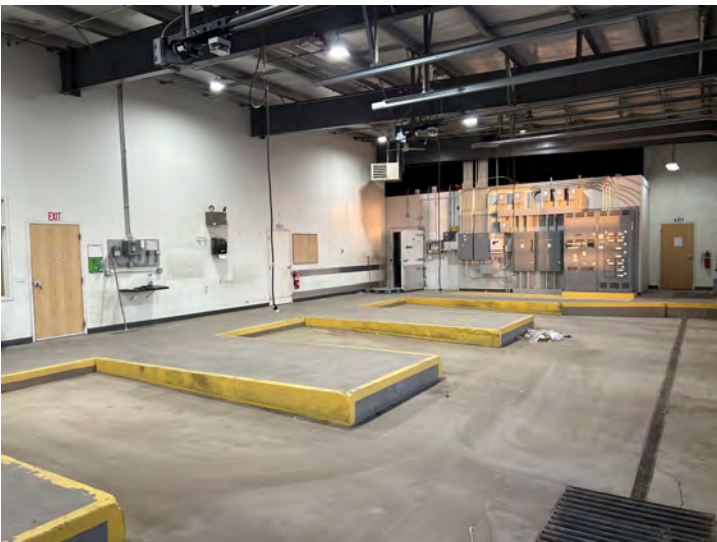
Flex industrial space situated on a 3.74-acre lot. This versatile property includes a 3,000+ sf freezer space that can be tailored to meet your specific needs. The improved lot, complemented by additional land, offers limitless possibilities for expansion and development. Conveniently located with easy access to I-94 off Exit 161.

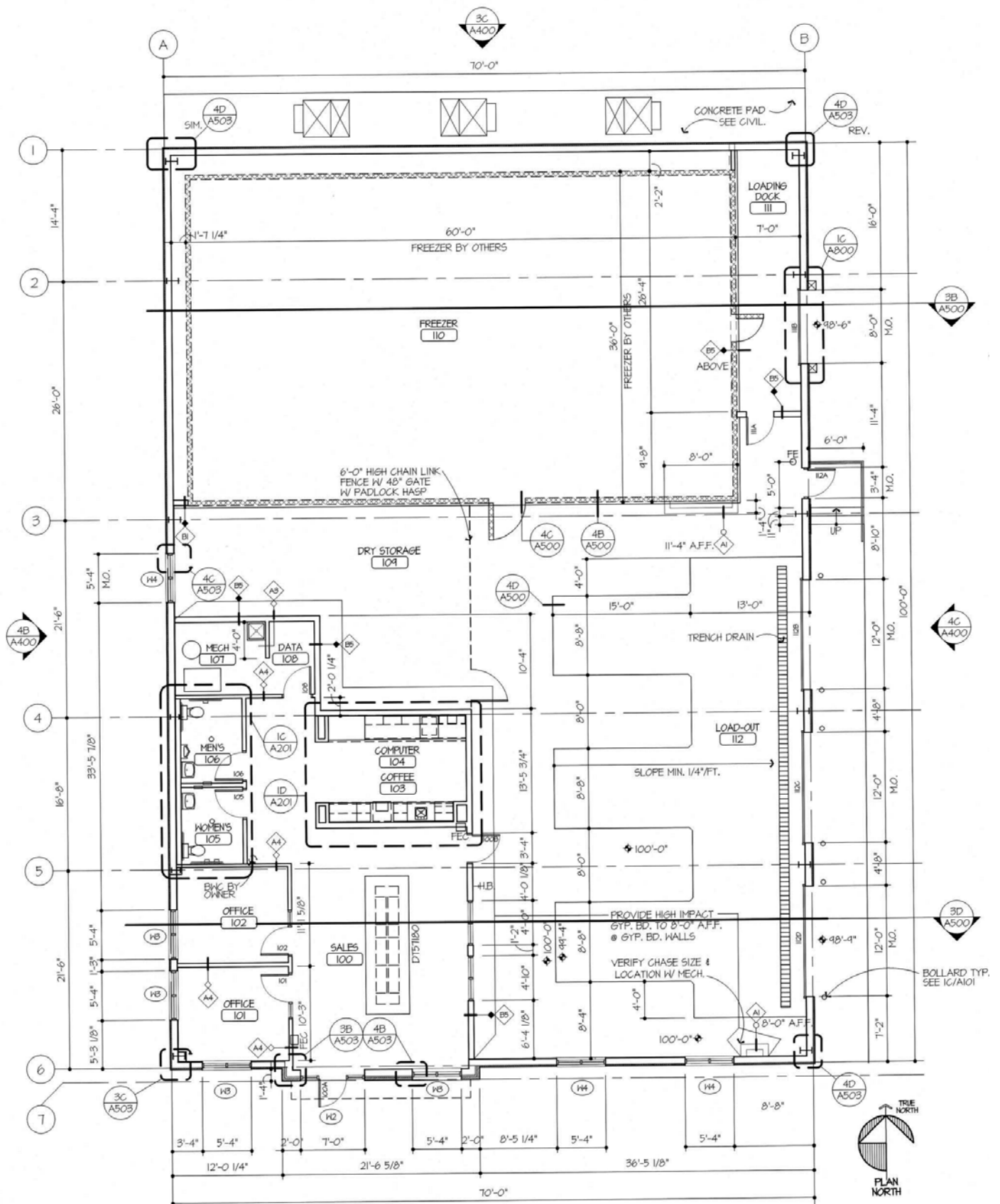
PROPERTY HIGHLIGHTS

- (2) Offices, (1) Break Area, (2) ADA Restrooms
- (2) 12'x12' & (1) 10'x14' OH Doors
- (1) Non-traditional Dock
- Open Warehouse Space
- 16' Sidewall
- Exterior power outlet parking
- Taxes (2023): \$23,335.12
- Specials: \$11,875.90 / Specials Balance \$50,963.84

OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	7,289 SF
Lot Size:	3.74 Acres
Year Built:	2006
Zoning:	MA
PID#:	0905-001-001
Market:	Bismarck ND
Submarket:	North East Bismarck





For visual purposes only. Interested parties to verify all information.





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