



- Sale Price: \$699,900

- CAP Rate: 7.1%

- Building Size: 12,000 sf  
Office – 384 sf  
Warehouse – 11,616 sf

- 18' Ceiling Height

- 14' x 14' Overhead Door

- 8' x 9' Dock Door

- Office w/ Restroom

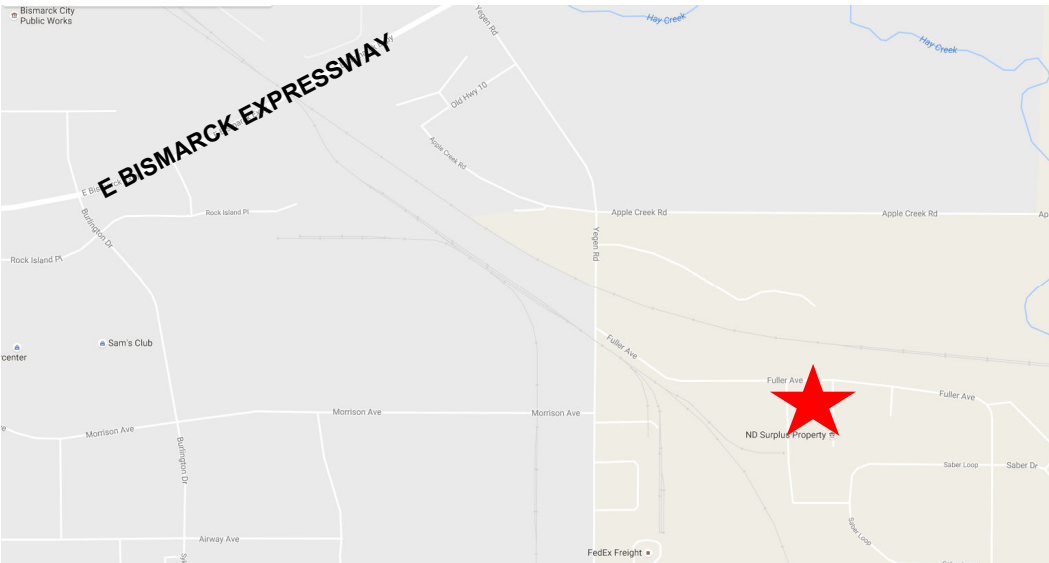
- Floor Drain

- Well, Septic Tank

- Built in 1979

- Zoned MA-Light Industrial

- Taxes: \$2,442  
Specials: None at this time



**INVESTMENT FULLY LEASE INDUSTRIAL WAREHOUSE/SHOP**  
**1260 Hemlock St - Bismarck ND**

**Contact Information:**

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Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

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