

Industrial / Commercial Complex
3020 Vermont Av – Bismarck ND

- Sales Price at \$1.6 million
- Lot Size is 2.42 acres
- Building Size is 20,512 sf
- Zoned MA
- Corner of Bismarck Expwy & Vermont Av (next to Sam's Club & Super WalMart)
- Leased through 12-31-2010
- Taxes \$18,219
- Special Assessments
Installment \$14,787
Balance \$100,810

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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.

3020 Vermont Av



Property



Bismarck Expressway

FOR SALE



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3020 Vermont Av

- **Potential Uses**
 - Light Industrial Uses
 - Wholesale Facility
 - Trucking Related Uses
 - Industrial Shop

- **Area Businesses Include**
 - Northern Plains Commerce Center
 - Sam's Club
 - WalMart
 - Arby's
 - Dairy Queen
 - Valley Sports & Marine
 - Western Steel Plumbing & Heating
 - Easy access to ...
 - I-94
 - Bismarck Municipal Airport
 - University of Mary
 - United Tribes Center

- **Building is leased to current tenant through December 31, 2010**
- **Built in 1994 by Missouri River Contracting**
- **Two stand alone buildings that are connected**
- **Suspended Heat in South Building**
- **Big shop and a portion of the other building has a sprinkling system**
- **No underground tanks**
- **Floor heat in north building**

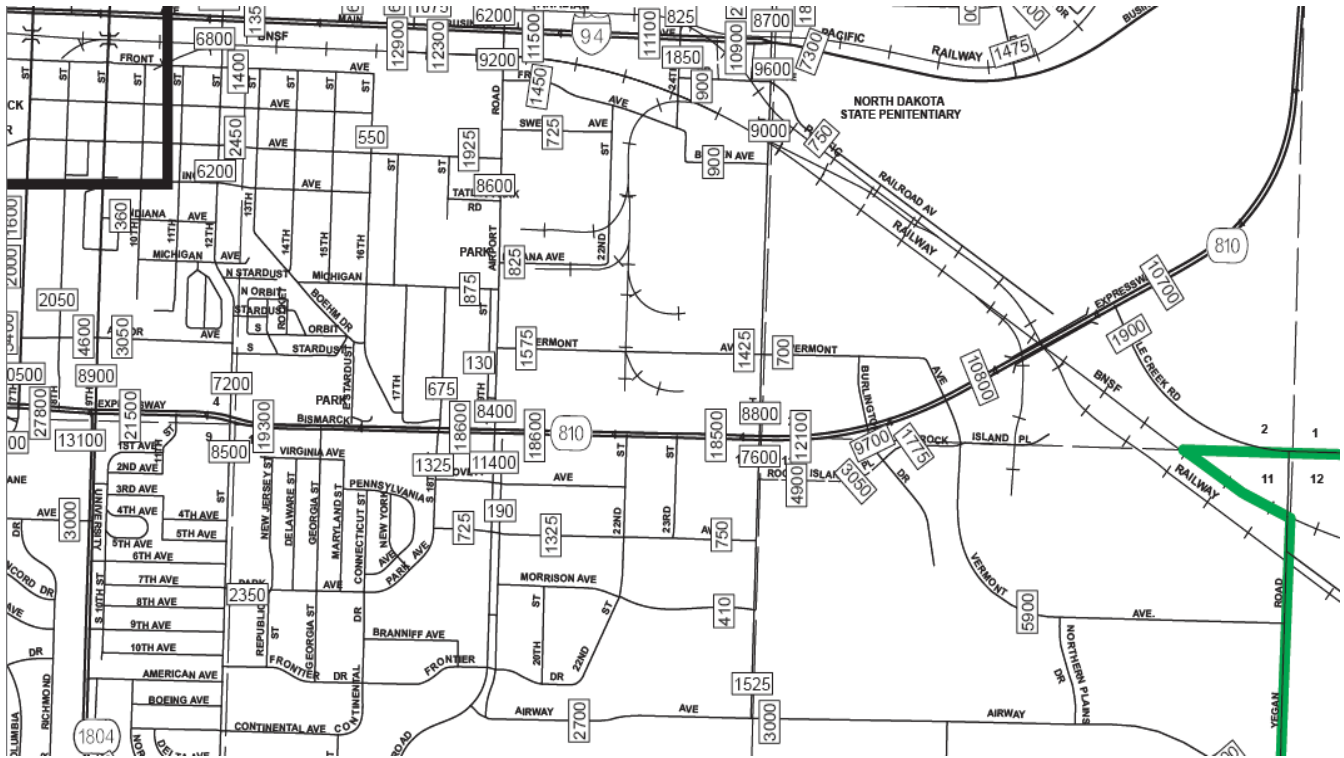
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Traffic Counts



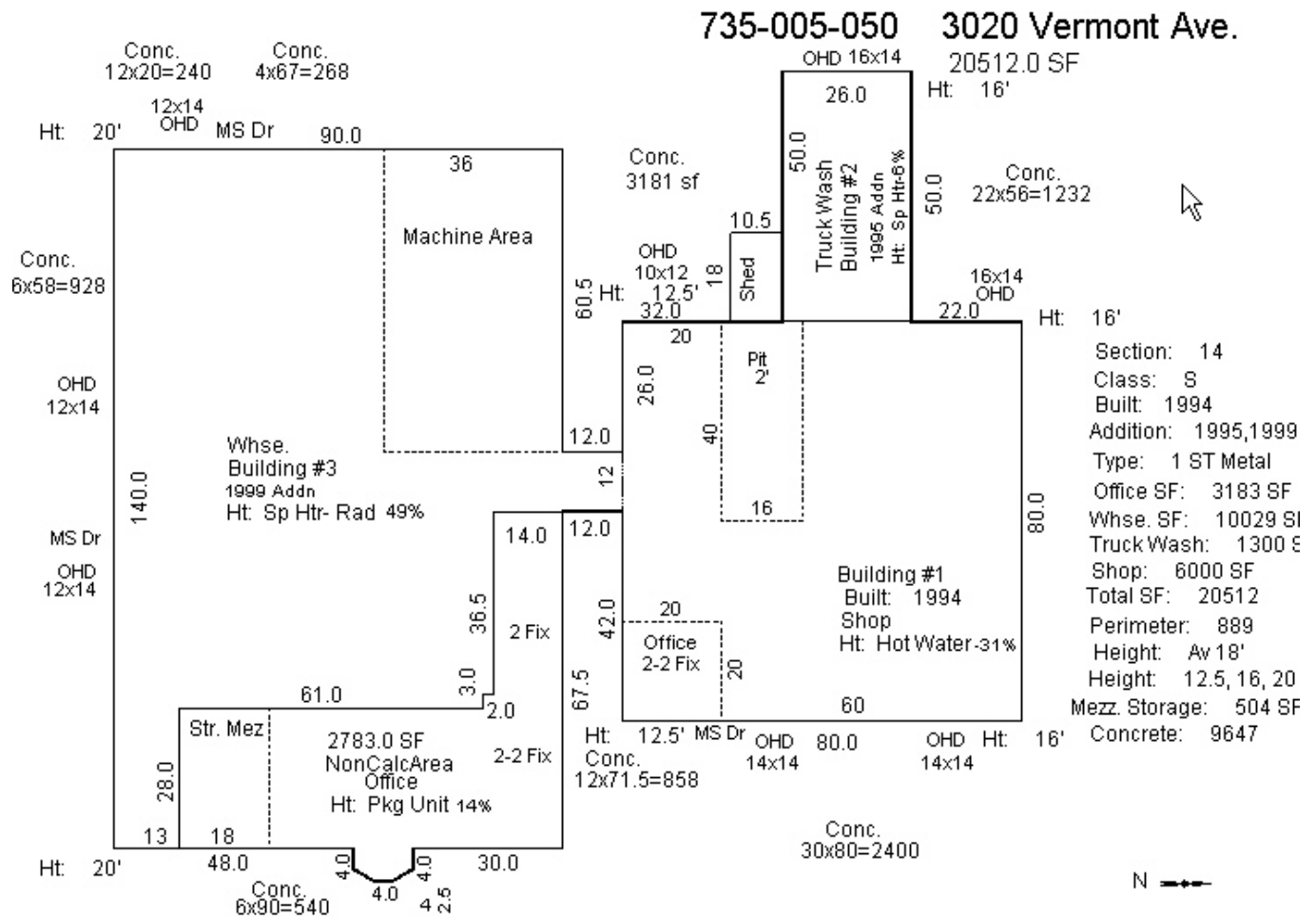
Demographics

Drive Time	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>15 Minutes</u>
Household Income	\$ 64,149	\$ 64,846	\$ 65,314
Net Worth	\$385,507	\$397,340	\$405,333



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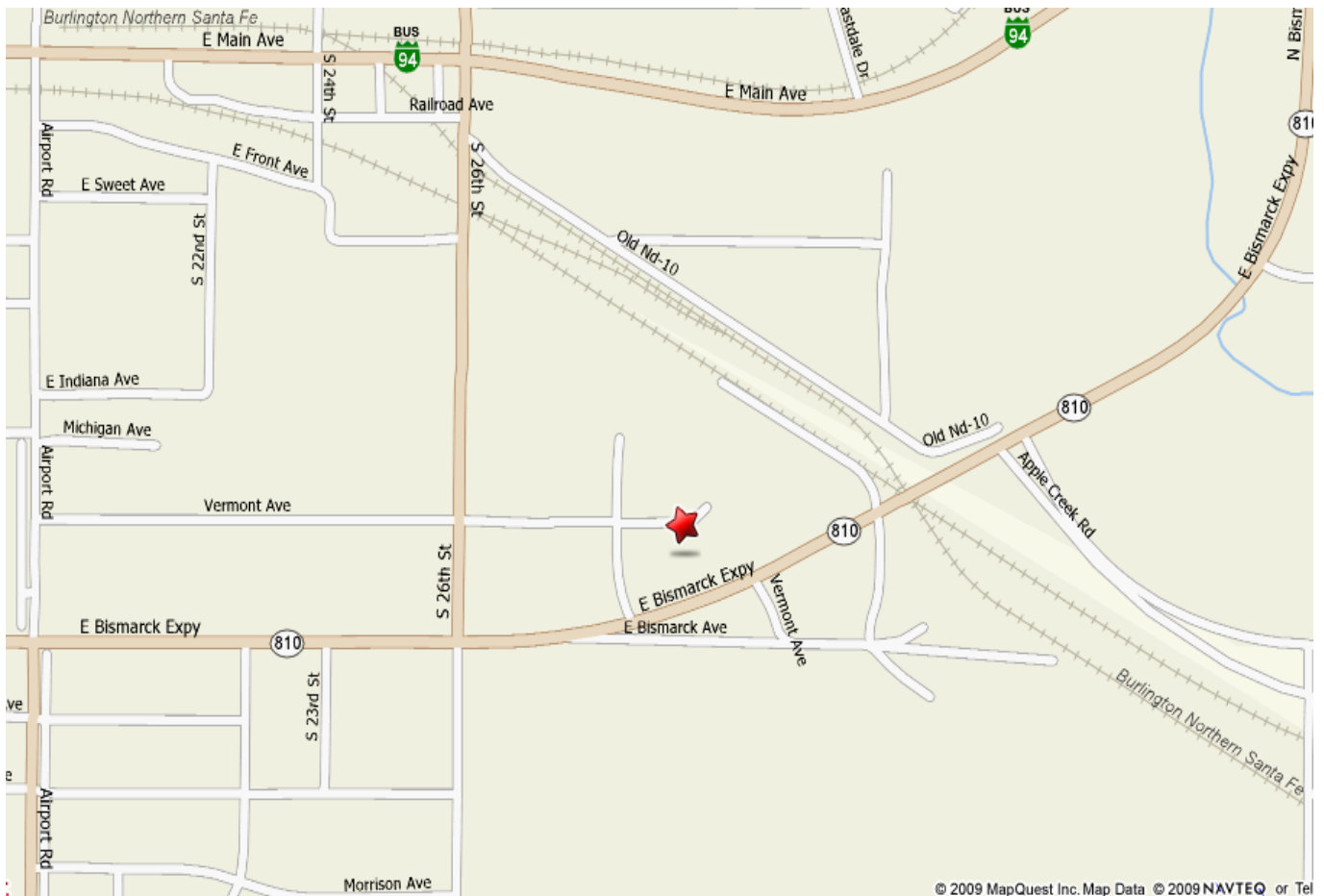




DANIEL COMPANIES

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