

BISMARCK AIRPORT HANGER
2301 University Dr Unit 38 – Bismarck ND

- Sale Price
\$195,000
- Land Lease with City
\$2,500/yr
Annual CPI Increase
- 7,750 sf .. main floor
- Built in 1966
- Taxes: \$4,114
- No special assessments
- Required 'Aeronautical'
Use

Contact Information:

Bill Daniel, CCIM
701.220.2455
Bill@DanielCompanies.com

Kyle Holwagner
701.400.5373
Kyle@DanielCompanies.com

Ann Sharp
701.220.0261
Ann@DanielCompanies.com

Daniel Companies
304 E Rosser Ave Suite 200
Bismarck ND 58501
701.223.8488
701.223.8860 fax

DanielCompanies.com

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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Airport Hangar

- **Area Businesses Include**
 - Bismarck Municipal Airport
 - Northern Plains Commerce Center
 - University of Mary
 - United Tribes Technical College
 - Kirkwood Regional Mall
 - Downtown Business & Medical Center
 - Other Private Hangar Facilities

- **Hangar: 10,002 sf.**
 - 6,250 sf open hangar area
 - 1,500 sf main floor office space
 - 2,000 sf 2nd floor office area
 - 252 sf basement

- **Rare opportunity to purchase a hangar located at the Bismarck Municipal Airport on a site leased from the City of Bismarck**

- **Lease payments are approximately \$2,500 per year**

- **Lease term ends on October 31, 2013 with an option to extend for one period of ten years – see lease cancellation provision**

- **Butler steel building completed in 1966**

- **Hangar is approximately 62.5' X 124'**

- **Use of the hangar facility is limited to purposes listed in FAA Order 5190.6A, appendix 5, and other terms and conditions of the Ground Lease Agreement with the City of Bismarck restated in March 22, 2006**

- **Seller will assign its interest in the Lease to the purchaser at closing. Such assignment is subject to prior written consent of the City of Bismarck, which will not be unreasonably withheld provided that purchaser is professionally qualified to do business on the Airport, acceptable to the City, possess sufficient financial resources and security to assure compliance with all the terms and conditions of the Lease and the Airport's Minimum Standards**

- **Contact Broker for a copy of the Ground Lease with the City of Bismarck**

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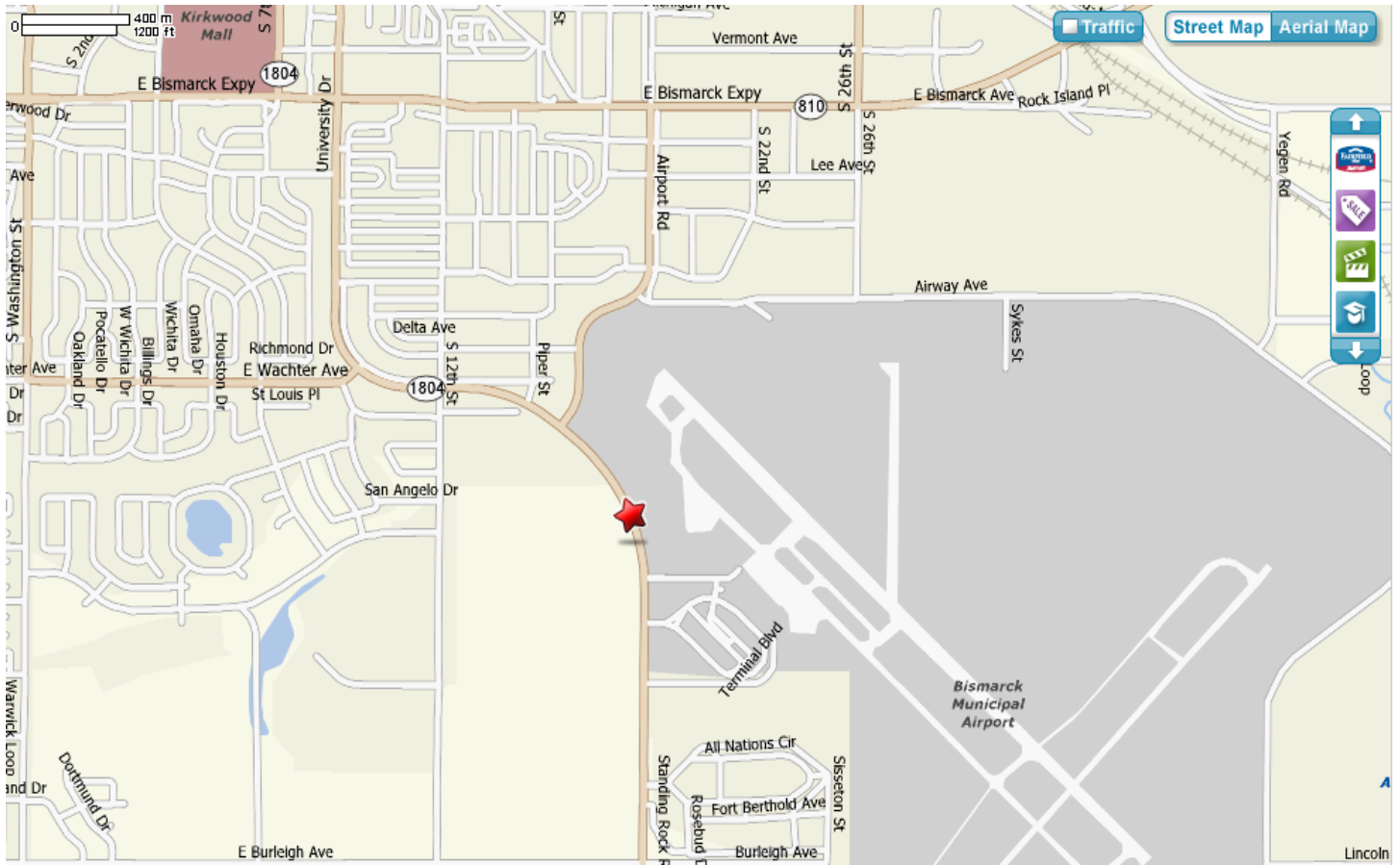
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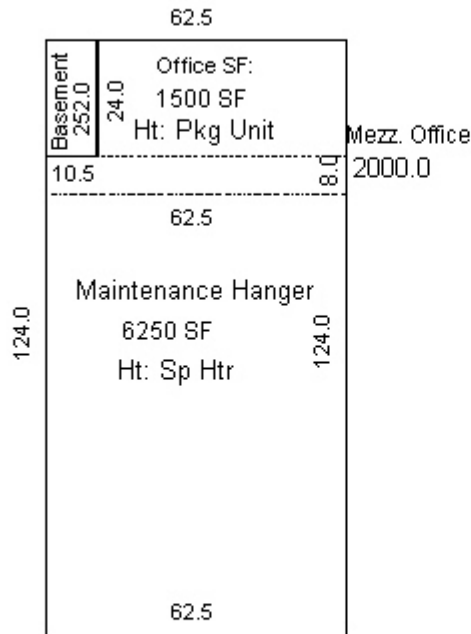
Airport Hangar



Airport Hangar

000-001-350 2301 University Drive

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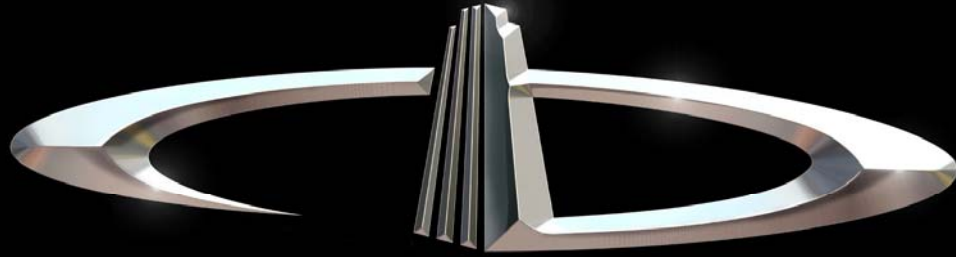


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The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



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Office: 701-223-8488 DanielCompanies.com

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