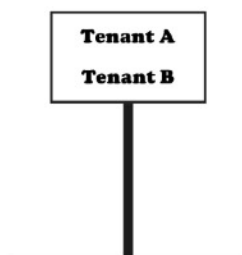


Description of Project

The property currently consists of a vacant 37,785 square foot former Supermarket. The property has been vacant for over 5 years. While the existing roof and mechanicals are in decent condition, the property will need to be remediated from minor asbestos, the approximate 52,000 square foot parking lot will need to be improved and updated including grinding, saw cutting and crack filling existing pot holes and seal coating and striping. Two 75' sanitary and sewer lines that were servicing the property are currently non-operational and collapsed and will need to be removed and replaced.

The contract purchaser currently has procured 2 national tenants to lease and occupy the entire 37,785 square feet for an initial period of 10 years with the potential to continue their respective tenancies by exercising pre-negotiated lease renewal options. The current 37,785 square foot space will be sub-divided into a 17,540 square foot space located on the north end of the property and a contiguous 20,245 square foot space located on the south end of the property. All utilities including gas, water, sanitary and sewer as well as the existing fire suppression system will need to be sub-divided to meter two separate tenants in the building. Both spaces will be fully improved and separately demised including new facades, store fronts, sales floors, fixtures, ceilings, HVAC units and interior ductwork.

446 18th Street W, Dickinson, ND - July 30, 2022



446 18th St. West
Dickinson, ND 58601