

FOR SALE - SHOP CONDO



7107 N 19TH ST, UNIT 106, BISMARCK

PROPERTY DESCRIPTION

Now available for sale is this meticulously maintained 2,600 SF building, boasting a deluxe car detailing set-up and a 2nd floor loft with both golf and shooting simulators. This state-of-the-art facility, built in 2023, is equipped with top-notch amenities including a full HVAC system with 2 zones, fully outfitted bathroom with shower and laundry, security system with remote access, and high-end appliances. The vehicle detailing area features dedicated wash space, storage cabinets, a custom-built pressure washer, and advanced water treatment. This exceptional property is priced at \$799,000, offering an investment opportunity in the enticing North Bismarck area.

PROPERTY HIGHLIGHTS

- Deluxe Car Detailing Set-Up
- Full HVAC w/2 Zones
- Full Bathroom w/Shower & Laundry
- 2nd Floor Loft w/Golf & Shooting Simulators
- Security System w/Alarm & Remote Access, Smoke Detectors & Water Sensors
- 65" OLED TV w/Soundbar

OFFERING SUMMARY

Sale Price:	\$799,000
Number of Units:	1
Building Size:	2,600 SF
Lot Size:	0.17 Acres
Year Built:	2023
2025 Taxes:	\$2,163.39
Location:	North Bismarck, Easy Access to Hwy 83

- Solid Wood Island Counter
- Lutron Controlled Lighting & Under Cabinet Lighting
- 2nd Work Sink in Shop, Air Compressor, Welding Outlet Ready
- Storage Closet Under Steps
- Garage Floor Coating (Professionally Done)
- Stacker Washer / Dryer, Large Fridge w/Dual Zone Drawer



Jon Lee

Broker Associate / Commercial REALTOR®

jon@risepropertybrokers.com
c: 701.400.4445

RISE PROPERTY BROKERS

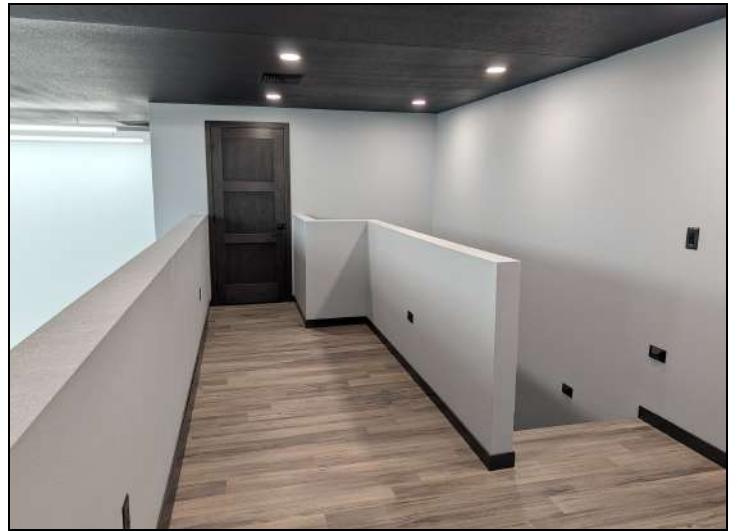
1010 E Central Ave
Bismarck, ND 58501

o: 701.222.0232

risepropertybrokers.com

All information herein has been obtained from sources deemed reliable. No warranty or guarantee is made as to the accuracy of the information.

PROPERTY PHOTOS



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Broker Associate / Commercial REALTOR®

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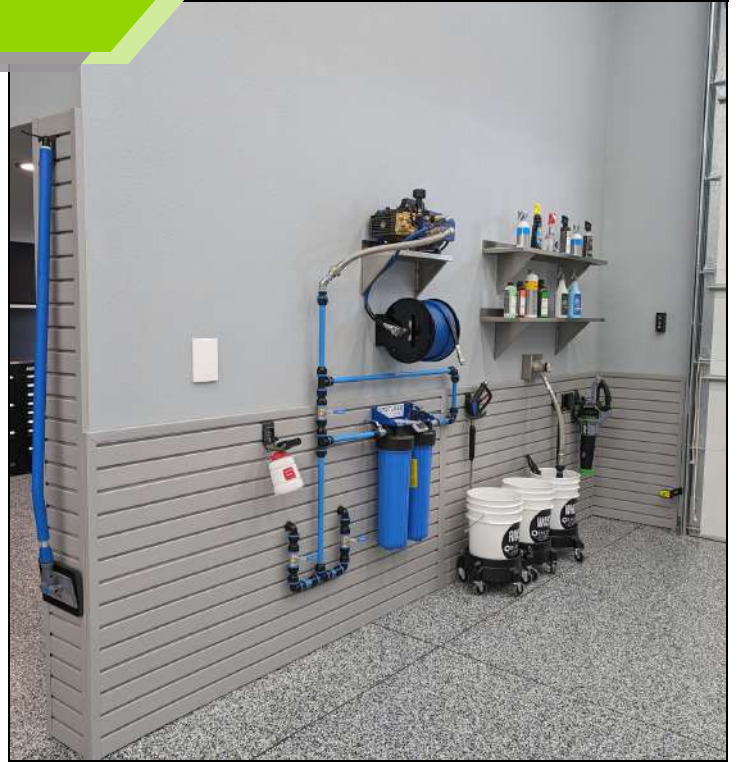
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PROPERTY FEATURES



VEHICLE DETAILING FEATURES

- Dedicated Wash Space
- Cabinets for Storage
- Counter Top Work Space
- 20' Slot Drain
- Hidden Hose Central Vac
- Custom Designed Built-In Pressure Washer
- Spot Free Water
- Hot & Cold Water Pressure Washer
- Bucket Filler
- Heat & AC
- Dehumidifier & Air Exchanger
- 2 Large Fans
- Robot Floor Vacuum / Mop
- Speed Queen Washer & Dryer



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PROPERTY FEATURES



2ND FLOOR LOFT FEATURES

- Fully Finished
- 2nd Zone for HVAC
- Full Mechanical Room
- Golf Sim Room
- Shooting Sim

GOLF SIM FEATURES

- Uneekor Eyexo 2
- Gaming PC w/27" Monitor
- Benq LK936ST 4K Projector
- Full Turf w/Hitting Mat
- Trouble Mats

SHOOTING SIM FEATURES

- Laser Ammo Smokeless Range
- Tracking Camera
- 2 Pistols & 1 Rifle
- Sonos Audio



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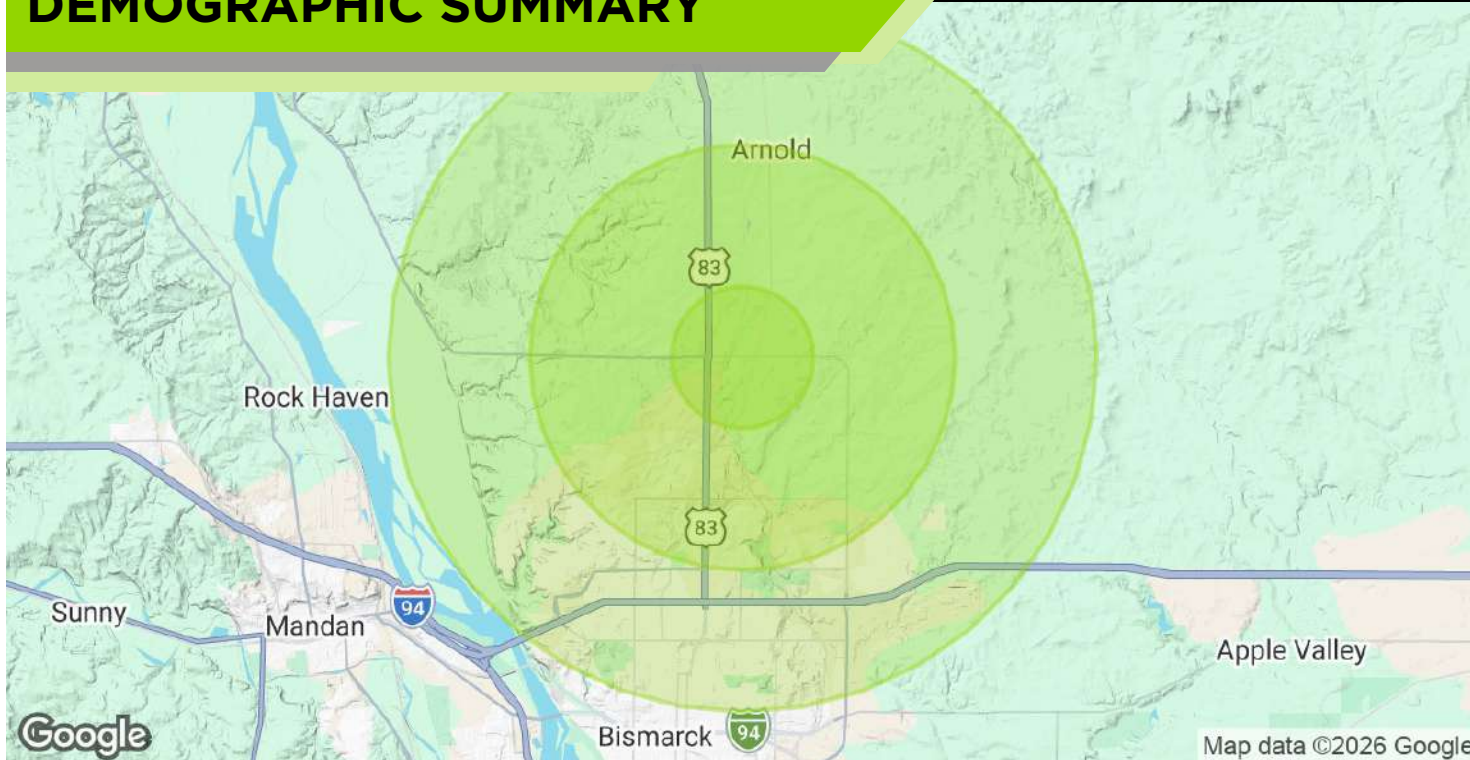
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DEMOGRAPHIC SUMMARY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,261	16,054	55,939
Average Age	35.5	43.3	40.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	487	6,848	23,545
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$121,982	\$120,904	\$110,926
Average House Value	\$426,328	\$426,942	\$346,903

2023 American Community Survey (ACS)



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PROPERTY LOCATION



LOCATION OVERVIEW

Located in North Bismarck

Sees 5,210 Vehicles Per Day on 71st Ave and Easy Access to Hwy 83, which sees 11,035 Vehicles Per Day



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risepropertybrokers.com



COMMERCIAL REAL ESTATE AT AN ELEVATED LEVEL



Jon Lee

Broker Associate / Commercial REALTOR®

701.400.4445

THE RISE TEAM



Adam Geiger

Broker / President

701.425.9427



George Yineman

**Broker Associate /
Commercial REALTOR®**

701.319.3000



Jon Lee

**Broker Associate /
Commercial REALTOR®**

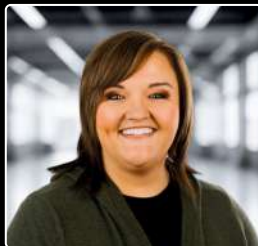
701.400.4445



Regina Yineman

VP of Operations / REALTOR®

701.471.3140



Maleah Nelsen

**Licensed Agent /
Marketing Specialist**

701.301.0259



Fred Koenig

Commercial REALTOR®

701.226.7206



Tyrus Jangula

**Sales Assistant /
Commercial Agent**

701.390.2909