

# ±6,000 SF INDUSTRIAL FLEX INVESTMENT OPPORTUNITY ON 1.05±AC

401 5TH ST SE  
TIOGA, ND 58852

Fully Leased Industrial Investment Opportunity in Tioga, North Dakota

**Mike Elliott**  
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## FULLY LEASED INDUSTRIAL INVESTMENT OPPORTUNITY IN TIOGA, NORTH DAKOTA

401 5TH ST SE TIOGA, ND 58852

FOR SALE



### SALE PRICE CALL FOR PRICING

#### PROPERTY HIGHLIGHTS

- ±6,000 SF Industrial Flex Investment Opportunity on 1.05±AC
- Fully Leased Through January 2027
- Investment Opportunity with In-Place Cash Flow
- Ideal for Investors Seeking Stable Income
- Zoned I-2 Heavy Industrial
- Built in 2011
- APN: 03-000-00-49-04-008
- 1,500± SF Heated Office Space
- 14' x 16' Powered Overhead Door
- In-Floor Heat Throughout Shop & Office Areas
- Well-Insulated Building with Overhead AC
- 3-Fixture Restroom & Hot Water Tank
- Located Just South of Downtown Tioga
- Approximately 4 Miles from U.S. Highway 2
- Available Individually or as Part of a Portfolio

#### PROPERTY OVERVIEW

401 5th Street SE presents a 6,000± SF industrial flex property situated on 1.05± acres in Tioga, North Dakota. Built in 2011 and zoned I-2 Heavy Industrial, the asset features a combination of warehouse/shop and office space designed to support a variety of industrial operations.

The property is fully leased through January 2027, providing immediate investment income with future flexibility. As part of a larger portfolio offering, the asset may be acquired individually, making it an attractive opportunity for investors seeking stable cash flow in the Bakken region.

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AERIAL PHOTO



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401 5TH STREET SE PRESENTS A ±6,000 SF INDUSTRIAL FLEX PROPERTY SITUATION

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LOCATION OVERVIEW



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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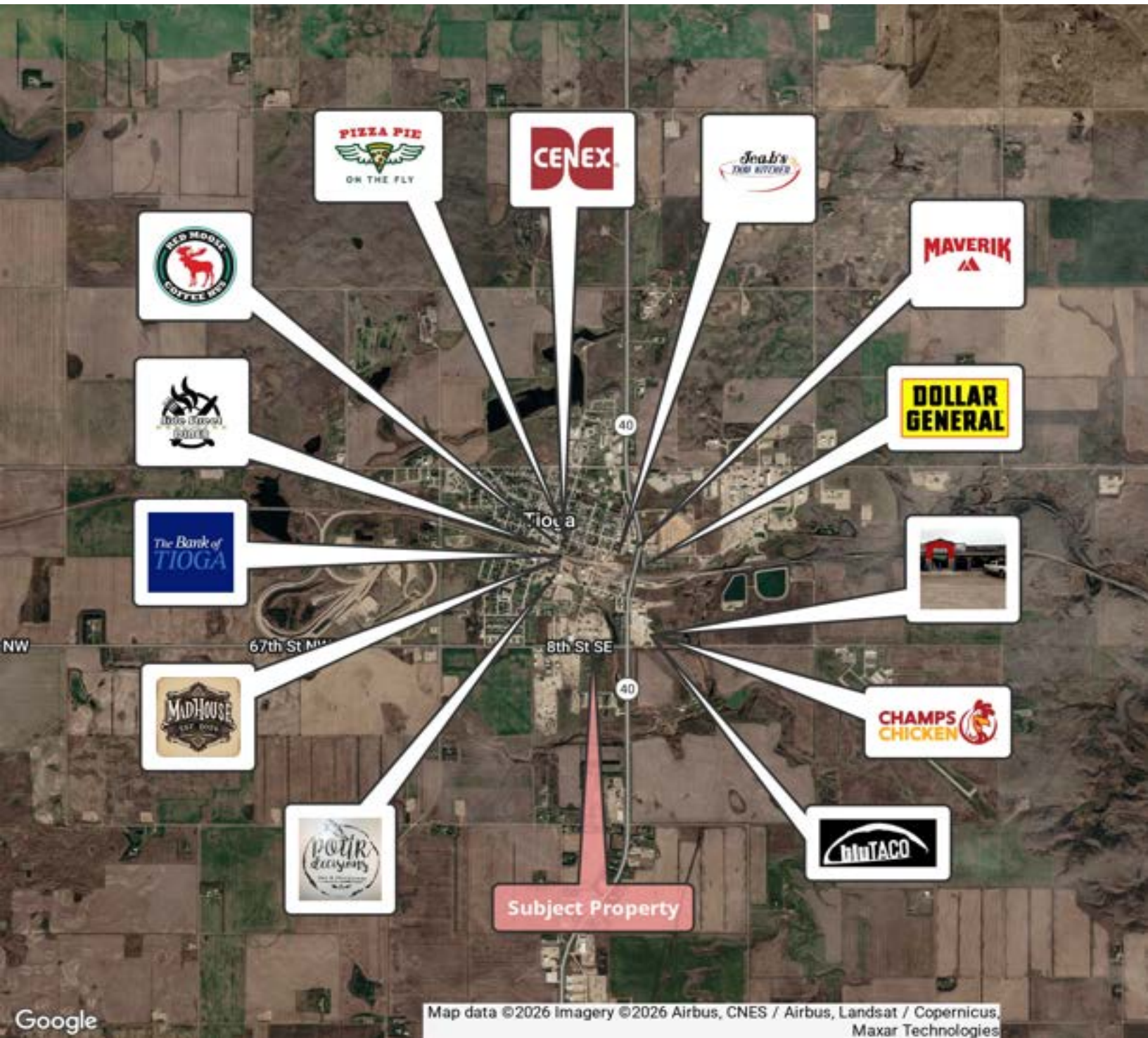
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### RETAILER MAP



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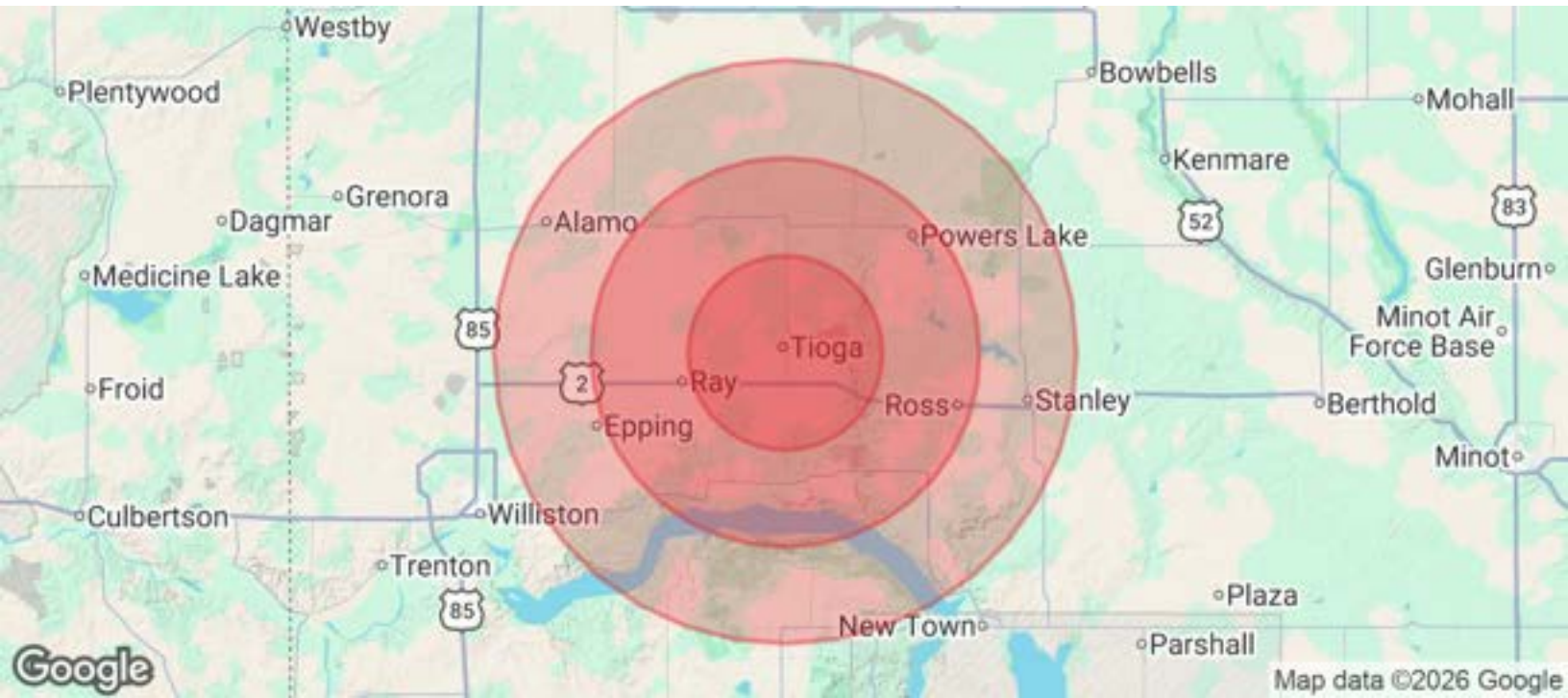
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## 401 5TH STREET SE PRESENTS A ±6,000 SF INDUSTRIAL FLEX PROPERTY SITUATION

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### DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>10 MILES</b>	<b>20 MILES</b>	<b>30 MILES</b>
Total Population	2,349	4,379	10,323
Average Age	36.6	37.9	37.2
Average Age (Male)	36.6	38.1	37.0
Average Age (Female)	36.4	38.0	38.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>10 MILES</b>	<b>20 MILES</b>	<b>30 MILES</b>
Total Households	1,023	1,865	4,316
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$100,246	\$117,413	\$124,333
Average House Value	\$194,664	\$202,308	\$237,946

2023 American Community Survey (ACS)

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