

±6,000 SF INDUSTRIAL FLEX ON 0.94± AC

409 5TH ST SE
TIOGA, ND 58852

Industrial Investment Opportunity in the Heart of the Bakken
Region

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FOR SALE



SALE PRICE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- ±6,000 SF Industrial Flex on 0.94± AC
- Fully Leased Investment Opportunity
- Ideal for Investors Seeking Stable Cash Flow
- Zoned I-2 Heavy Industrial
- Built in 2011
- APN: 03-000-00-49-04-018
- 1,500± SF Heated Office Space
- 14' x 16' Powered Overhead Door
- (2) Ton Crane Installed
- In-Floor Heating in 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

409 5th Street SE presents a fully leased 6,000± SF industrial flex facility situated on approximately 0.94± acres in Tioga, North Dakota. Built in 2011 and zoned I-2 Heavy Industrial, the property offers a functional combination of office and shop space designed to support a variety of industrial users.

Key features include a 14' x 16' powered overhead door, 1,500± SF of heated office space, a 2-ton crane, in-floor heating throughout the shop and office areas, and overhead air conditioning. Available for purchase individually or as part of a larger portfolio, this property offers investors an opportunity to acquire an income-producing asset in the heart of the Bakken region.

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AERIAL PHOTO



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LOCATION OVERVIEW



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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RETAILER MAP



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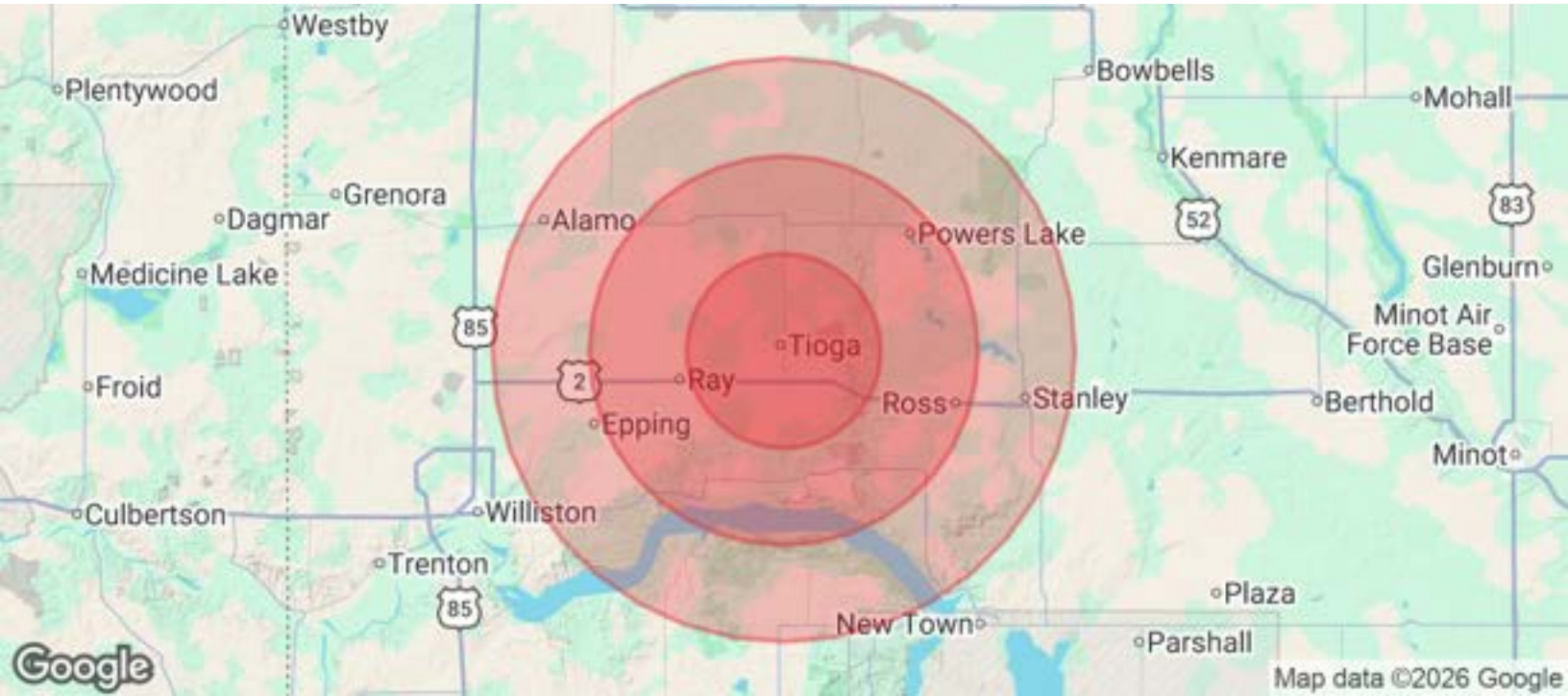
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DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	2,348	4,376	10,318
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

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	1,022	1,864	4,317
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$100,276	\$117,400	\$124,213
Average House Value	\$194,958	\$202,342	\$237,697

2023 American Community Survey (ACS)

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