

Pifer's



\$1,199,000

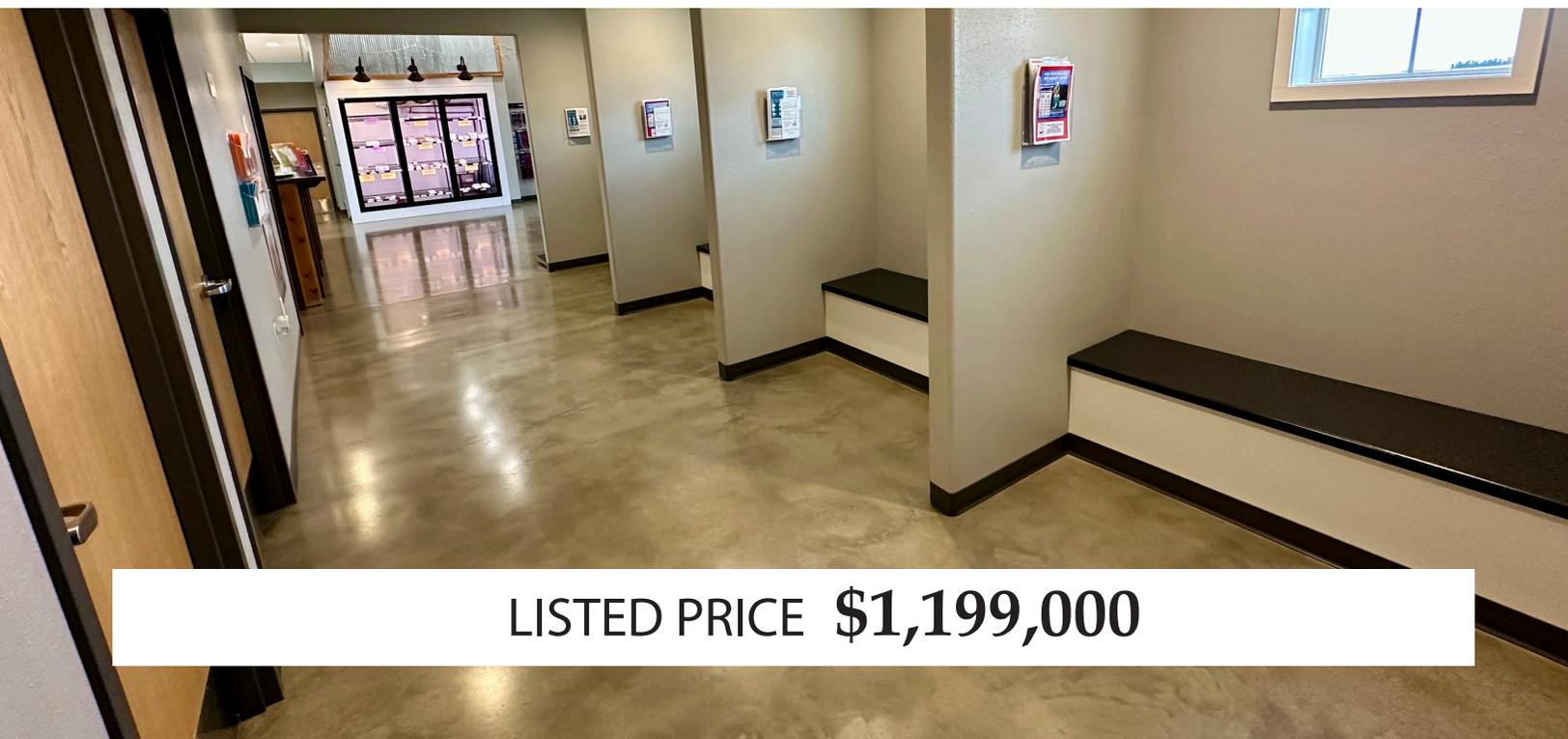
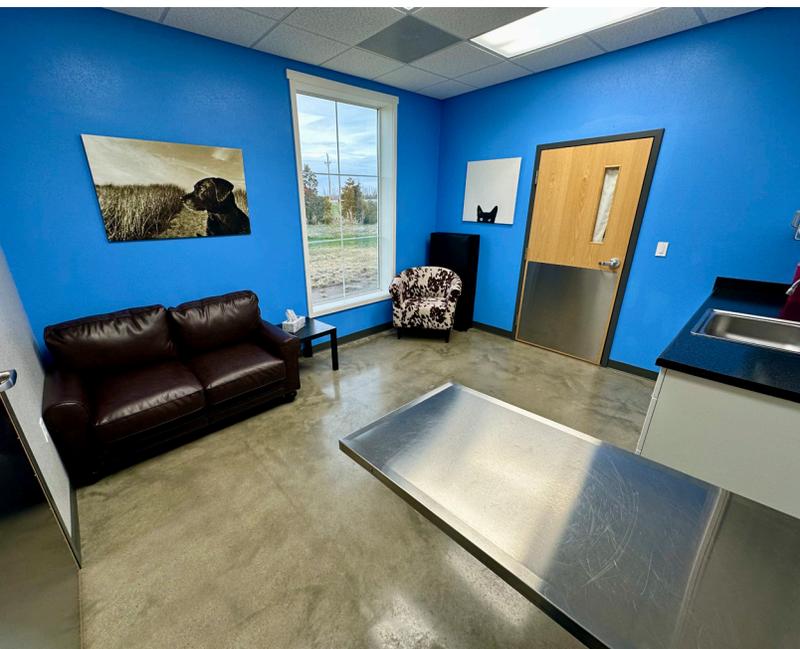
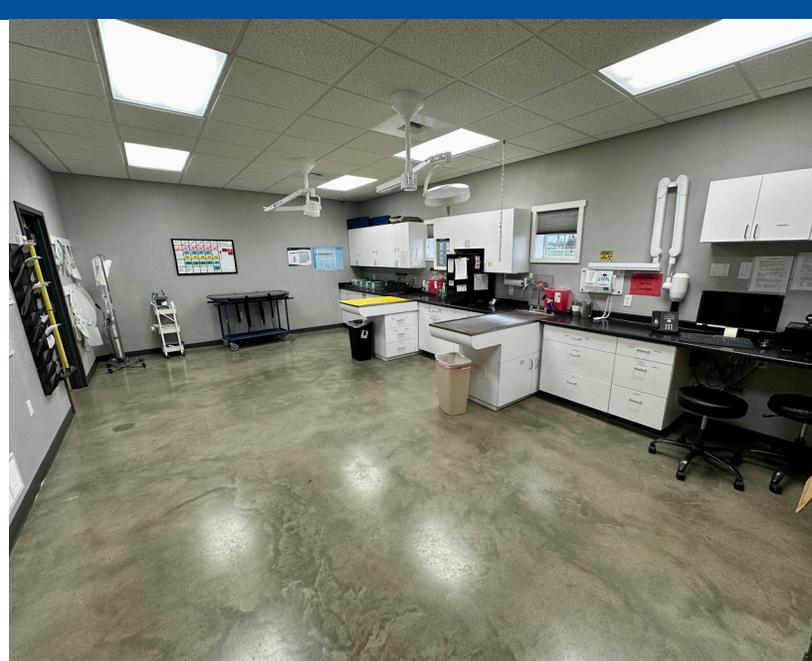
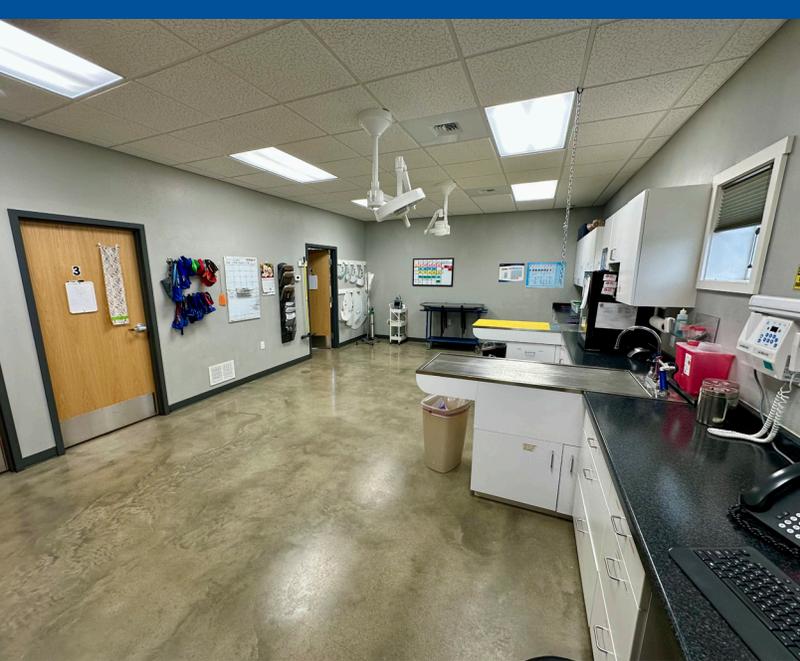
COMMERCIAL PROPERTY

BOTTINEAU, ND

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LISTED PRICE **\$1,199,000**

COMMERCIAL PROPERTY

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PROPERTY INFORMATION

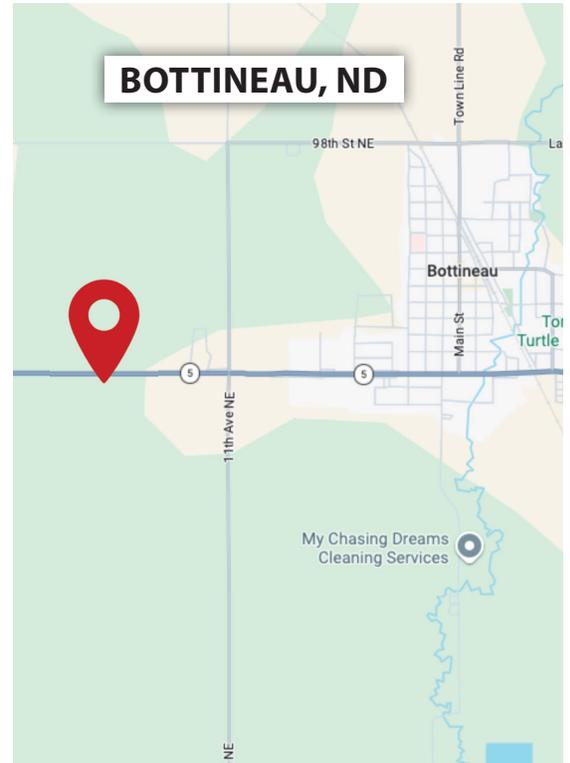
Welcome to a prime commercial property on Hwy. 5 in Bottineau, ND. Sitting on just over 12 acres of land, you'll find a modern commercial facility offering exceptional visibility and access from State Hwy. 5! This property currently serves as the home to Turtle Mountain Veterinary Services. This facility which was built in 2015 and has over 11,000 sq. ft. of finished space which consists of a 4,164 sq. ft. dedicated to reception/retail space, offices, lab rooms, storage and utilities, and 7,200 sq. ft. currently utilized as large animal veterinary care area.

Situated on ND State Hwy. 5, this property offers great access and exposure, making it ideal for a wide range of commercial, medical, office, or service-based uses. With an total of 12.33 acres of land, the potential for future expansion of this property makes it a premier option if growing or developing are part of your business plan. This outdoor space could be utilized for an infinite number of possibilities.

Whether you're expanding an existing operation or establishing a new enterprise, this location offers the infrastructure and curb appeal to support your success. Don't miss this opportunity to secure a versatile property in a growing community with strong regional demand. Call today for more information or to schedule a viewing of the property.

KEY FEATURES

- Sq Ft.: 11,364
- Year Built: 2015
- Utilities: City Sewer, City Water
- Roof: Metal
- Taxes: 10,637.74



JARED NELSON

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