

For Sale or Lease

# Shop/Yard/Office Property

8,600 SF | \$16.00 psf NNN or Purchase for \$989,000



## Arnegard Shop

13218 25th M St  
Arnegard, North Dakota 58835

### Property Highlights

- +/- 8,000 SF Shop
- +/- 600 SF Office
- +/-5 Acre Yard
- In-Floor Heat in the Shop
- Floor Drains and Maintenance Pit in the Shop
- Heavy Power (400 Amp 3-Phase)
- Two Large Drive-Thru Bays
- Six Overhead Automatic Doors in Shop
- No Road Restrictions
- Power Poles for Trucks and RVs
- 80'X100' Shop / 50'X12' Office

### Property Description

Lease or lease to buy at \$16 PSF NNN

### OFFERING SUMMARY

<b>Available SF</b>	8,600 SF
<b>Lease Rate</b>	\$16.00 PSF NNN
<b>Lot Size</b>	5.0 Acres
<b>Building Size</b>	8,600 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	3	\$122,281
<b>10 Miles</b>	317	\$87,116
<b>30 Miles</b>	15,792	\$66,697

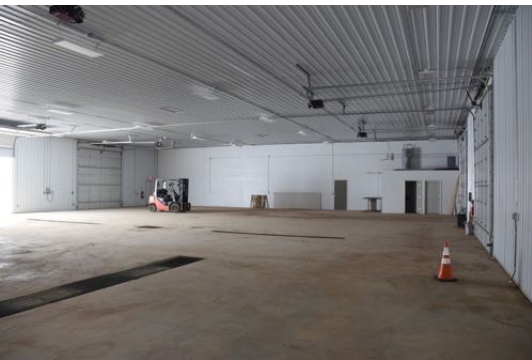
### VIEW PROPERTY VIDEO

For more information

**Michael Hougé, CCIM, SIOR**

O: 701 645 1057

michael@nailegacy.com



For Lease

# Shop/Yard/Office Property

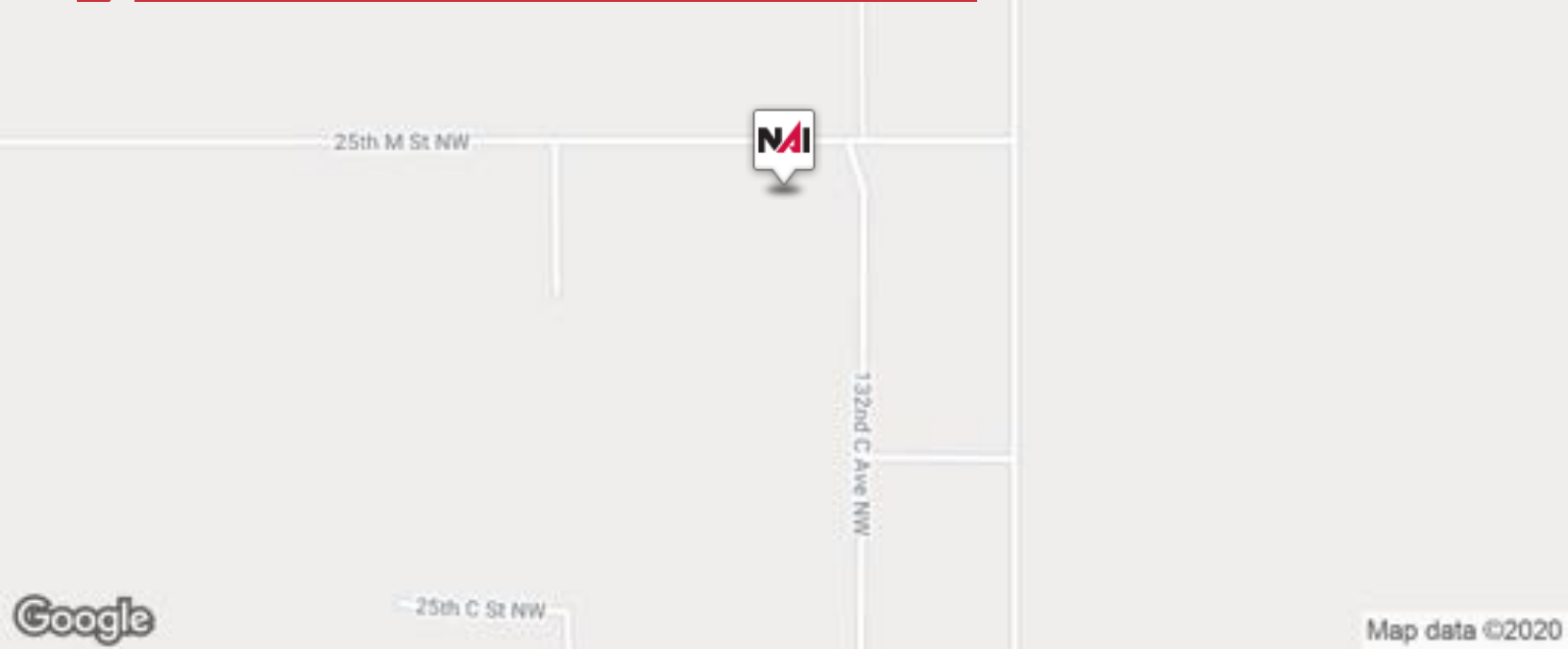
8,600 SF | Negotiable



For Lease

# Shop/Yard/Office Property

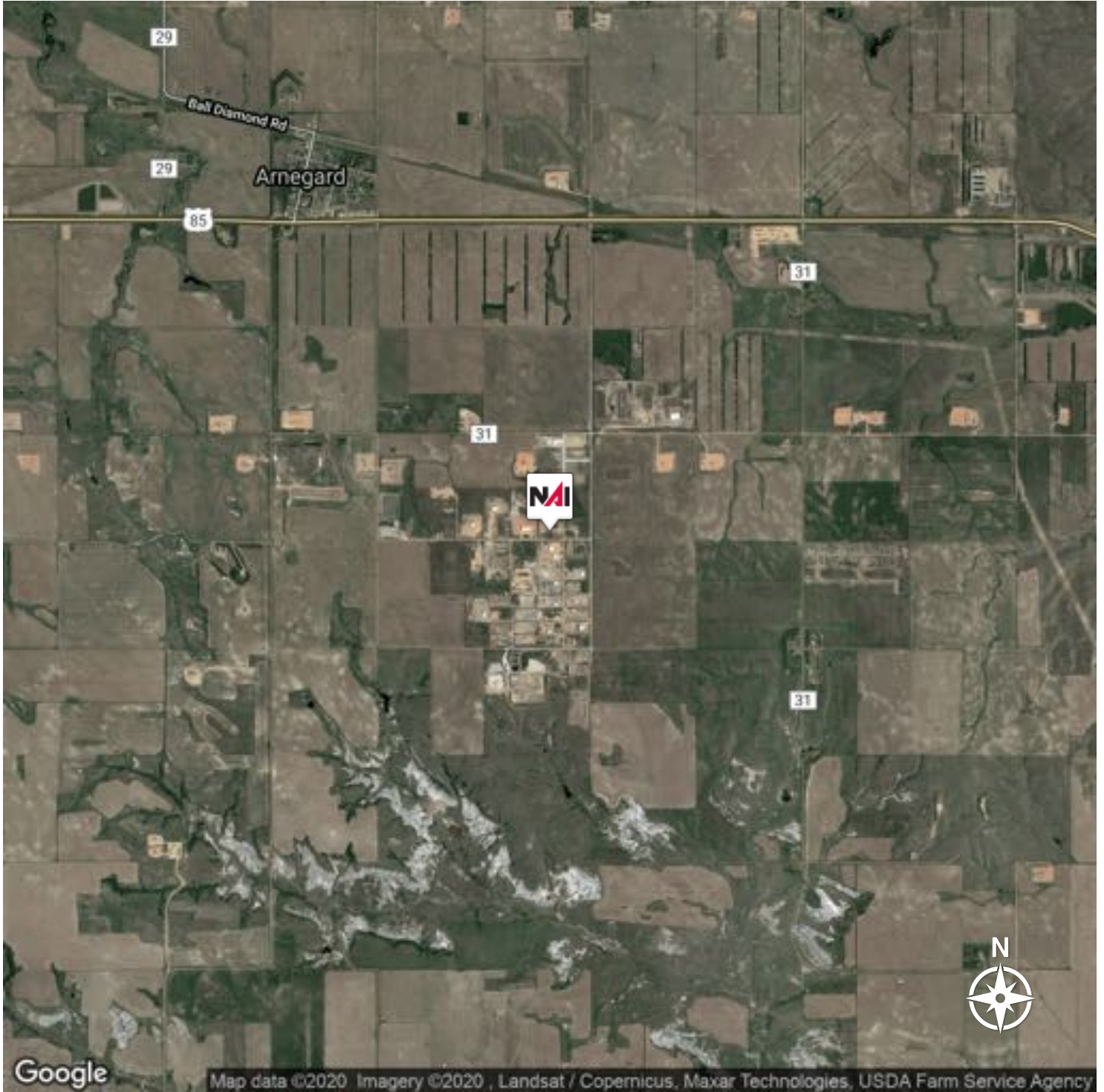
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# 2019 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 20767

**Parcel Number:** 03-00-10034  
**Jurisdiction:** ARNEGARD TOWNSHIP

**ALN ENTERPRISES LLC**  
**Physical Location:** 2541 132C AVE NW

**Legal Description:**  
 SECT-25 TWP-150 RANG-100  
 IT# 2508 PT NE1/4SE1/4  
 5.00 ACRES

**2019 TAX BREAKDOWN**

Net consolidated tax	2,486.35
Plus: Special Assessments	
Total tax due	2,486.35
Less: 5% discount	124.31
if paid by Feb. 18th	
<b>Amount due by Feb. 18th</b>	<b>2,362.04</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 2nd	1,243.18
Payment 2: Pay by Oct. 15th	1,243.17

**Legislative tax relief (3-year comparison):**

	2017	2018	2019
Legislative tax relief	1,627.46	1,648.52	.00

Special Assessments .00  
 Specials Interest .00

**Tax distribution(3-year comparison):**

	2017	2018	2019
True And Full Value	434,210	434,210	434,210
Taxable Value	21,711	21,711	21,711
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	21,711	21,711	21,711
Mill Levy	105.970	114.520	114.520

Penalty on 1st Installment & Specials  
 March 3..... 3%  
 May 1..... 6%  
 July 1..... 9%  
 October 15..... 12%  
 Penalty on 2nd Installment  
 October 16..... 6%

**Taxes By District(in dollars):**

State	21.71	21.71	21.71
County	389.50	389.71	389.71
City/Twp ARNEGARD TOWNSHIP	390.80	390.80	390.80
School MCKENZIE COUNTY #1	1,275.96	1,465.06	1,465.06
CWID	21.71	21.71	21.71
FIRE 2	108.56	108.56	108.56
SOIL 3	43.42	43.42	43.42
MISC 3	49.07	45.38	45.38
<b>Consolidated Tax</b>	<b>2,300.73</b>	<b>2,486.35</b>	<b>2,486.35</b>
	.00	.00	.00
<b>Net consolidated tax</b>	<b>2,300.73</b>	<b>2,486.35</b>	<b>2,486.35</b>
<b>Net effective tax rate</b>	<b>.53%</b>	<b>.57%</b>	<b>.57%</b>

**FOR ASSISTANCE:**  
 Office: McKenzie County Treasurer  
 Phone: 701-444-3616 ext. 3  
 Email: [treas@co.mckenzie.nd.us](mailto:treas@co.mckenzie.nd.us)  
 Website: [county.mckenziecounty.net](http://county.mckenziecounty.net)  
 -Auditor/Treasurer Department-

Detach here and mail with your payment

## 2019 McKenzie County Real Estate Tax Statement

Your canceled check is your receipt for your payment.  
 No receipt will be issued.

DLQ TAX 2019

**Parcel Number:** 03-00-10034      **MP #** 5146  
**Statement Number:** 20767      **Taxpayer #** 5146

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ALN ENTERPRISES LLC  
 201 S CENTRAL AVE  
 DULUTH MN 55807

**MAKE CHECK PAYABLE TO:**  
 MCKENZIE COUNTY TREASURER  
 201 5TH ST NW, SUITE 504  
 WATFORD CITY, ND 58854