

# Downtown Professional Building

402 E Main Ave. - Bismarck, ND

\$2,200,000.00 or lease \$16.00 psf



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## Executive Summary for Sale

<b>Parcel ID:</b>	001-048-045
<b>Address:</b>	402 E Main Ave - Bismarck, ND 58501
<b>Legal Description:</b>	LOTS 15-18, Block 48, ORIGINAL PLAT
<b>Asking Price:</b>	\$2,200,000
<b>Lot Size:</b>	13,000 sf
<b>Gross Building Area:</b>	39,000 sf - (2) Above (1) Below
<b>Year Built:</b>	1913
<b>Zoning:</b>	Downtown Core
<b>Taxes 2018:</b>	\$9,321.22
<b>Specials:</b>	None

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

### Property Highlights

- Investment Opportunity
- Financial and Rent Roll are available upon request to qualified buyer
- Redevelopment Opportunity
- Prime Downtown Corner
- Historical Architecture
- Elevator
- 2nd Floor Remodel
- Lower Level Shell Condition

Corner of 4th & Main Ave



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## Executive Summary for Lease

<b>Address:</b>	402 E Main Ave Suite 101
<b>Date Available:</b>	Immediately
<b>Lease Term:</b>	3 Year Minimum
<b>Lease Rate:</b>	\$16.00 psf
<b>Approximate SF:</b>	2,680 sf
<b>Parking:</b>	Downtown / Street
<b>Tenant Responsibilities:</b>	Electricity
<b>Landlord Responsibilities:</b>	General building maintenance and other operating costs

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

## Executive Summary for Lease

<b>Address:</b>	402 E Main Ave Suite 102
<b>Date Available:</b>	Immediately
<b>Lease Term:</b>	3 Year Minimum
<b>Lease Rate:</b>	\$16.00 psf
<b>Approximate SF:</b>	2,544 sf
<b>Parking:</b>	Downtown / Street
<b>Tenant Responsibilities:</b>	Electricity
<b>Landlord Responsibilities:</b>	General building maintenance and other operating costs

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

## Property Highlights

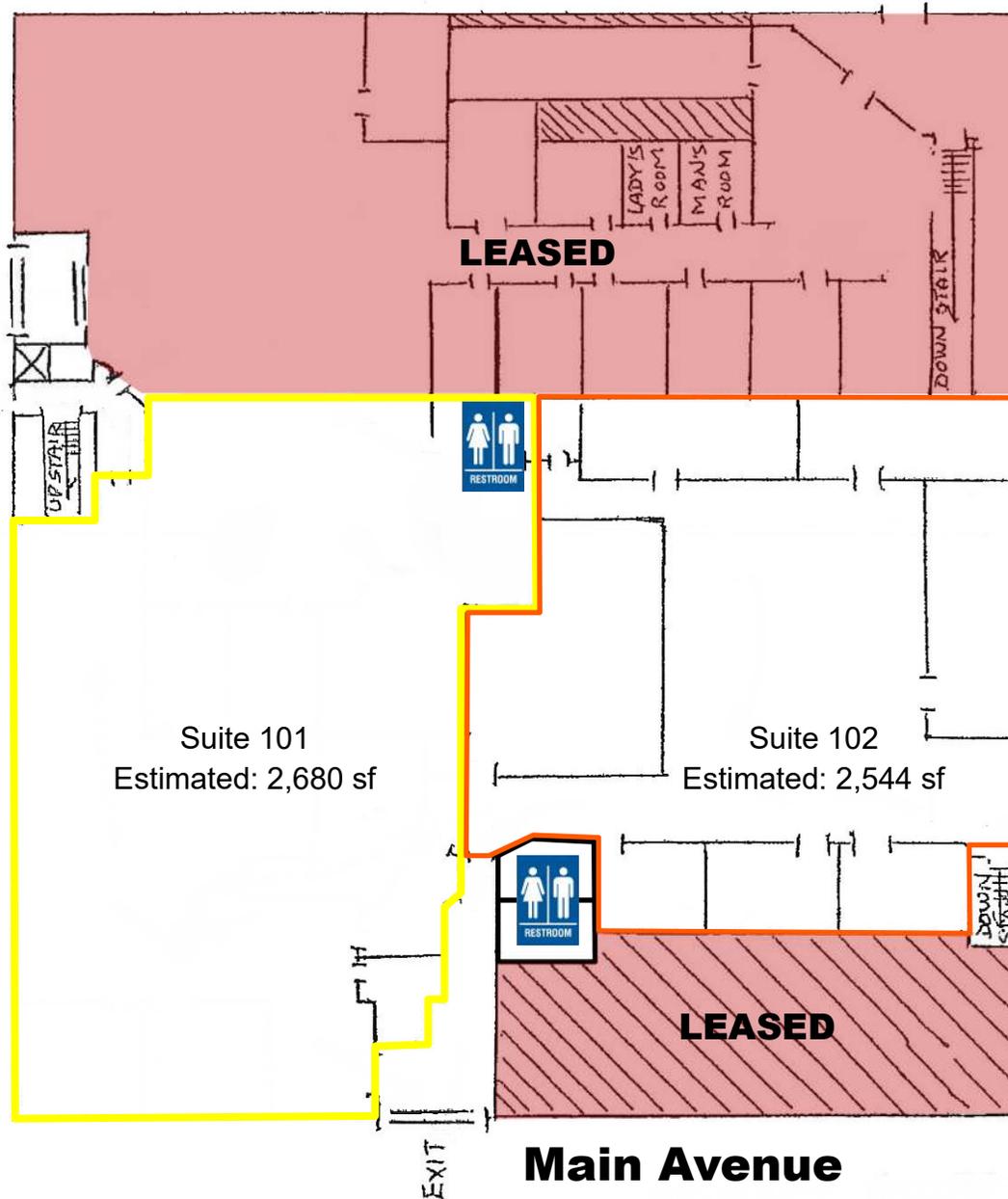
- Prime Downtown Corner
- Open floor plan
- Best windows on Main Street
- Suite size on 102 maybe customized



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4th Street



**\*\*Suite 102**  
Subject to Landlord  
approval can be rented as  
individual offices



City National Bank Building, Bismarck, N. D.



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# Join Exciting Downtown Bismarck!

Zimmerman's  
FURNITURE

PIROGUE  
GRILLE

BREAD POETS  
where bread is an art form

Halberstadt's  
NO

Humpback Sally's  
SMALL PLATES TAVERN

WHITE LACE  
Bridal

cafe  
AROMA

The  
CRUISE

H Soul  
Haven  
STUDIO

BISMAN  
FOOD

T  
THREEFOLD

Blarney  
STONE

Active Life  
Chiropractic

BISMARCK  
MAGAZINE  
Small town. Growing city.

JL  
Beers  
GREAT  
BURGERS  
SOLD HERE

FIRE FLOUR  
PIZZA

noodlezip

PROXIMAL

BOUTIQUE  
Twenty-Three

kept.

Dot

ANIMA  
CUCINA

LARKS

THE BARBER'S WIFE  
EST. 2015

EDWINTON  
BREWING COMPANY

lula b.  
boutique

BLACK TIE  
OPTIONAL

BUTTERHORN  
A CREATIVE KITCHEN

T | N

Lillians

BISMARCK  
EVENT CENTER

PEACOCK ALLEY  
AMERICAN GRILL & BAR  
EST. 1933

THE STARVING  
ROOSTER

LÜFT  
beer + sky + food

THE CAPITAL  
GALLERY

BROADWAY  
GRILL & TAVERN

THE TOASTED  
FROG  
SPIRITS

Tinee Trendee  
boutique

Sweet Treats

Desirae's  
MAKEUP & BEAUTY LOUNGE

JACOBSEN  
MUSIC INC.

Bismarck Veterans Memorial  
Public Library

Nutrition  
AMBITION

ROUNDHOUSE  
GASTRO PUB

THE  
ELBOW  
ROOM

Terry's  
Health Products



Melissa's  
 America's HOME LOANS  
 THE RECORDS STORE  
 BLACKTIE LITTLE  
 Nutrition  
 WHITE LACE Bridal  
 JACOBSEN  
 usbank  
 noodlezip  
 BUTTERHORN

Gate City Bank  
 American  
 GLANCE  
 MONTANA-DAKOTA UTILITIES CO.  
 Starion BANK  
 The CRUISE

CHI St. Alexius Health  
 Imagine better health.  
 SANFORD HEALTH  
 MDC MID DAKOTA CLINIC

PNC Personal Bank  
 PROLOGUE  
 BRIDAL  
 THE TOASTED  
 THE CAPITAL  
 KFYR-TV



Radisson

14,545 VPD

Roundhouse  
 LUFT  
 JLG  
 T.N.  
 THE STARBUCKS ROOSTER  
 DECADEALLY  
 ANIMA CUCINA  
 Halberstadt's MEN'S CLUBBERS  
 FIRE FLOUR PIZZA  
 ELBOW ROOM  
 Humphrey's



N 3rd St.

N 5th St.

N 7th St.

Qdoba MEXICAN GRILL  
 Panera BREAD  
 HUHOT MONGOLIAN GRILL  
 noodles & company

crabapple  
 Coffee Beans  
 Zimmermann's FURNITURE  
 FIRST WESTERN BANK & TRUST

BISMARCK EVENT CENTER  
 Kirkwood Mall

E Front Ave

E Broadway Ave

E Main Ave

WELLS FARGO

  
**DANIEL COMPANIES**  
 The Leader in Commercial Real Estate

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# DANIEL COMPANIES

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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.