

Bank Owned Property Rare Investment Opportunity

307 N 3rd Street - Bismarck, ND
\$2,250,000



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Executive Summary for Sale

Address:	307 N 3rd Street - Bismarck, ND
Price:	\$2,250,000
Parcel ID:	001-106-030
Legal Description:	ORIGINAL PLAT Block: 106 WEST 85' OF LOT 15 & ALL OF LOTS 16-18
Lot Size:	12,625 sf
Building Size:	17,521 sf
Year Built:	1937 with remodels done in 2012, 2014, and 2016
Zoning:	DC (Core Zoning District)
Taxes 2020:	Estimate Only \$22,000
Specials Balance -	\$94.18

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.

Exceptional Multi Venue Destination

- ◆ **Approx. 600 Total Seats**
- ◆ **3 Kitchens including a catering kitchen**
- ◆ **4 Bars - 7 walk-in coolers**
- ◆ **6 Hood units**
- ◆ **Outdoor Patio, Rooftop Bar, Sidewalk Patio**
- ◆ **Fully Sprinkled (New 2014)**
- ◆ **Security System with video surveillance**
- ◆ **Connected Interiors, but could be separated by purchaser**
- ◆ **Walk Score of 90 - This location is a walkers paradise so daily errands do not require a car.**



DAYTIME POPULATION

.5 MILE	1 MILE	3 MILES
15,762	29,325	80,214



AVERAGE HOUSEHOLD INCOME

.5 MILE	1 MILE	3 MILES
\$45,325	\$56,788	\$73,318



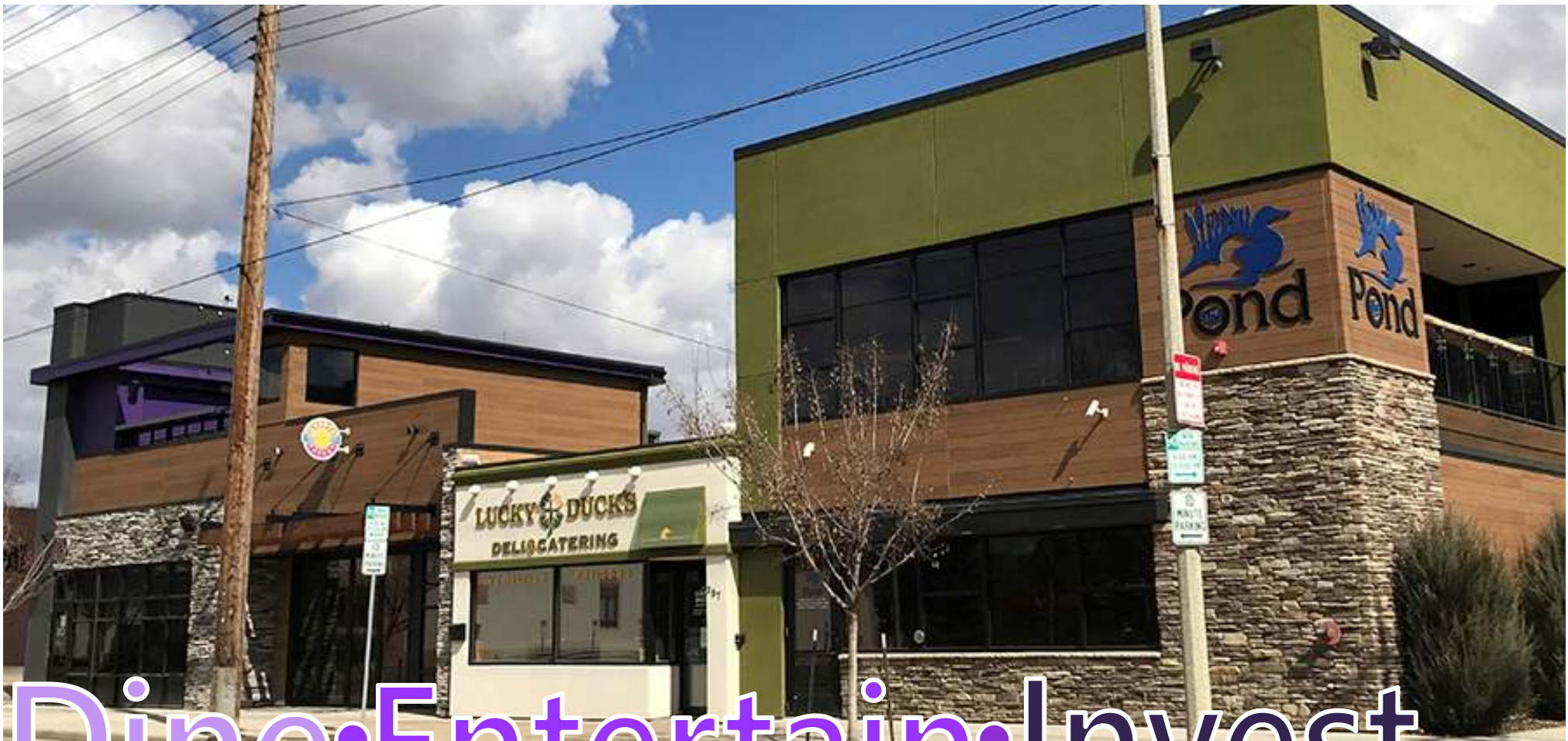
2019 POPULATION

.5 MILE	1 MILE	3 MILES
2,555	12,466	57,358



EMPLOYEES

.5 MILE	1 MILES	3 MILES
14,528	23,573	53,248



Dine • Entertain • Invest

An Awesome Destination in Vibrant Downtown Bismarck

Potential Uses Include:

Food Hall • Brewery • Restaurants • Night Club

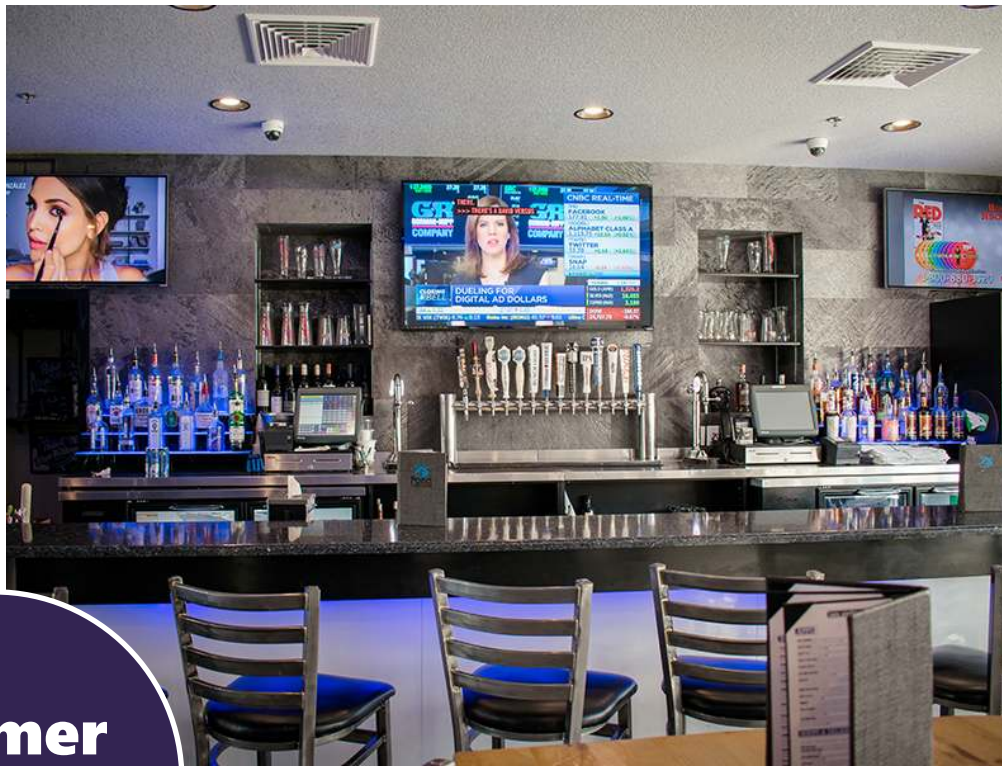
Medical Clinics • Wellness Facility • Health Center

Culinary School • Catering Hub • Event Space Venue

Retail • Showrooms • Professional Offices • Salon and Spa

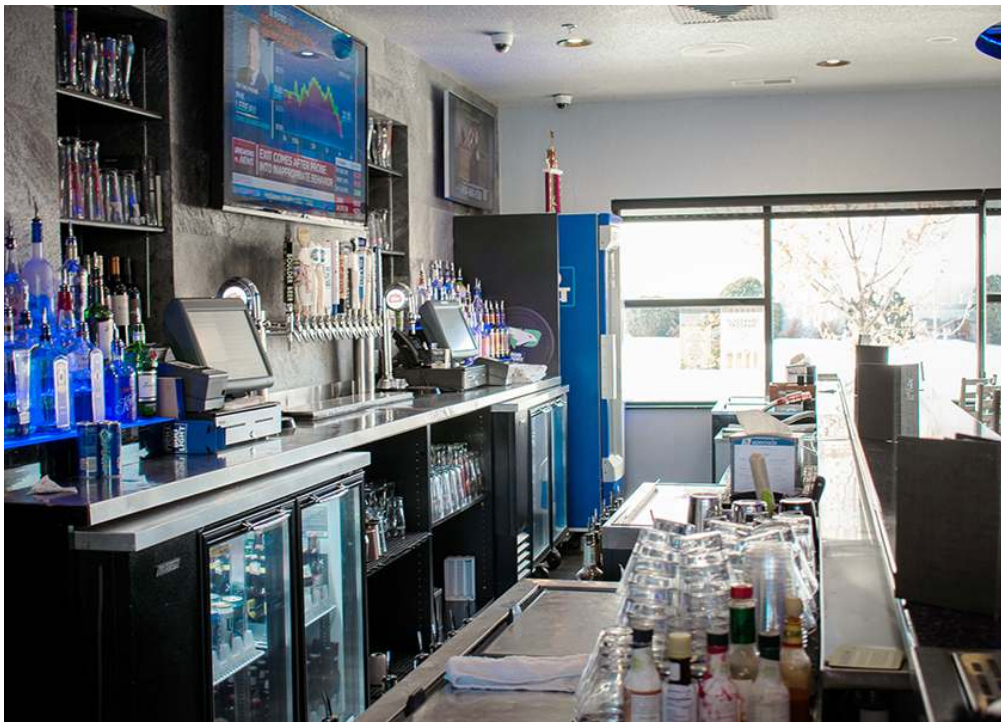
Video:



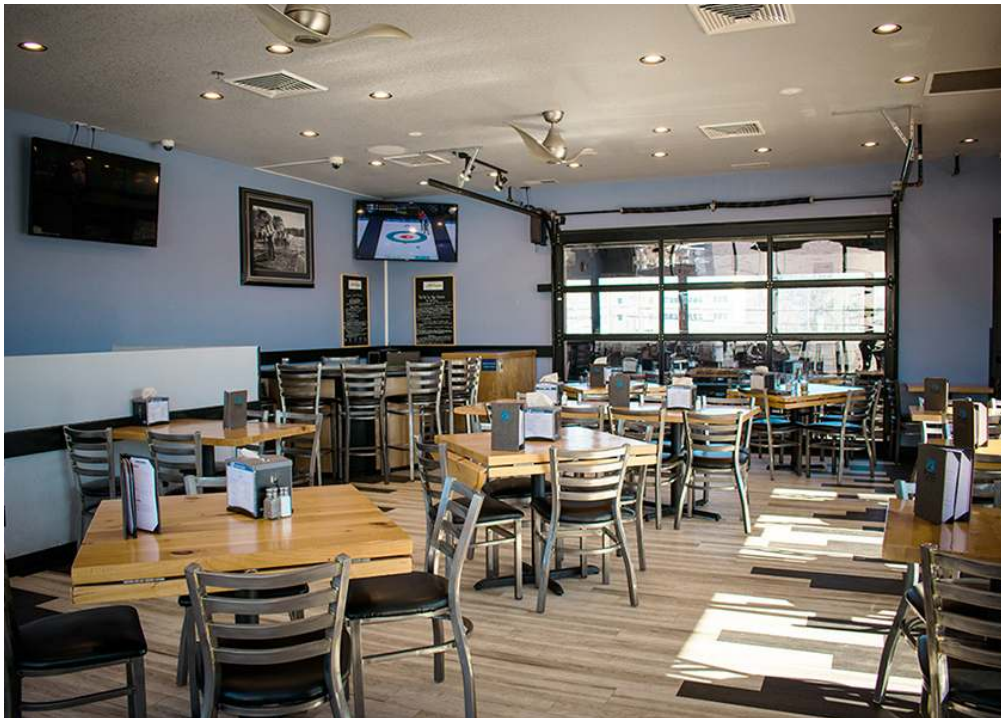


**Former
'Pond'**



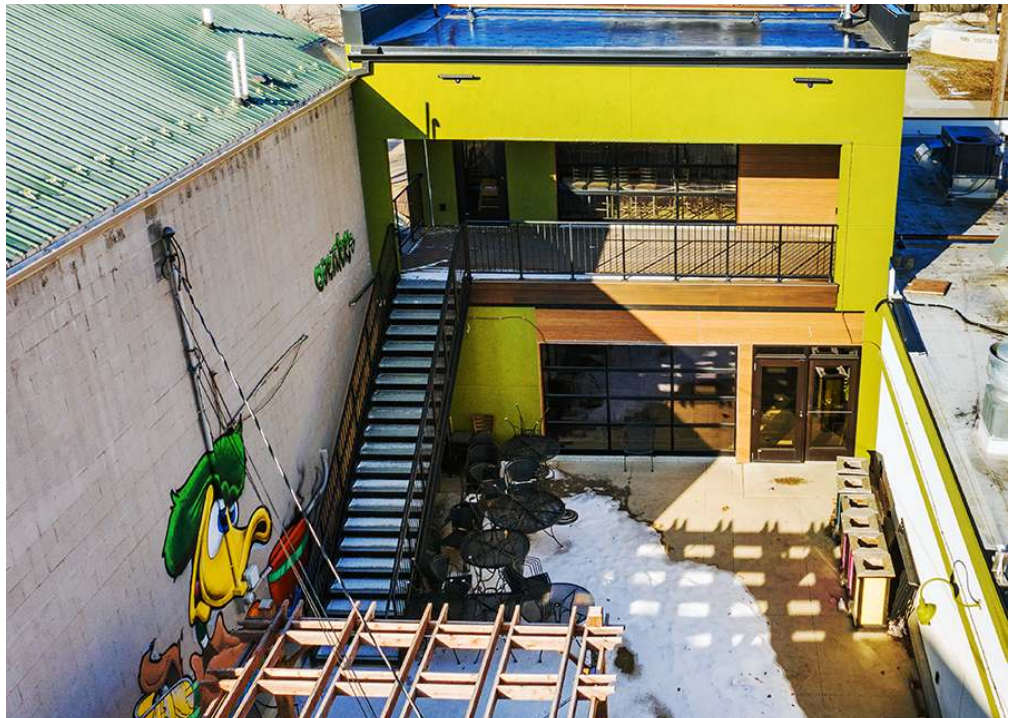


Business Lunch • Dinner • Happy Hour Fun • Outdoor Dining





Former 'Pond' Patio & 2nd Floor Deck





**Former
Lucky
Duck's**





Great Opportunity for Coffee, Shake Shop, or Boutique.





**Deluxe
Commercial
Kitchens**







Restaurant • Bar • Retail • Medical • Service Business Opportunity



Main Floor and Second Level Floor Plan

Former J60

Former Avery's

Former Lucky Ducks

Former Pond

Former Pond
2nd Level

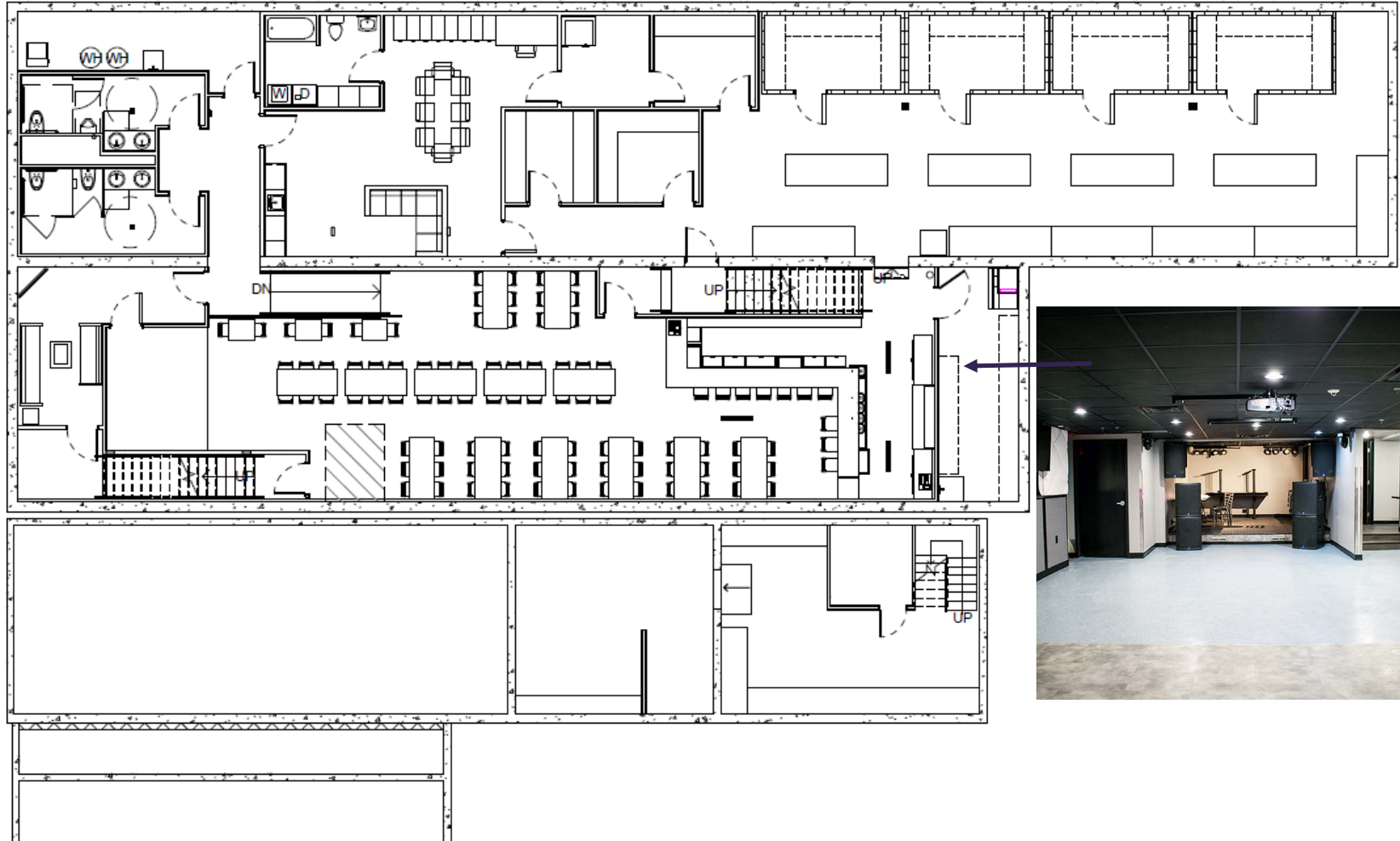


Lower Level Floor Plan

Former J60
Lower Level

Former Vault

Basement
Under Former
Lucky Duck's



Walk-In Coolers



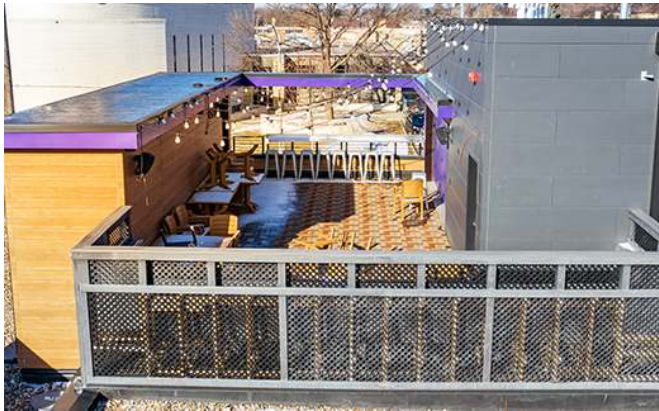
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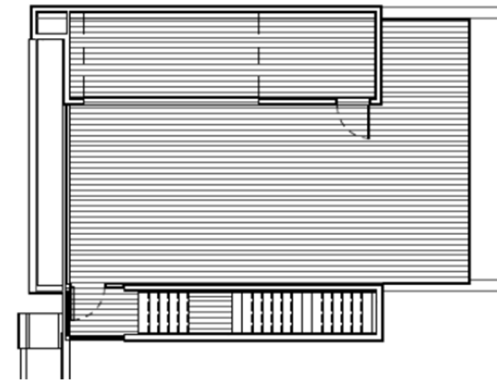
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Awesome View From the Roof Top Deck - Former Lilli Pad





Bismarck Municipal Ball Park



Bismarck Art and Gallery Association



Bismarck Event Center



Shop & Stroll

Many shops, eateries, parks, and offices nearby.



Kirkwood Mall

**WORK. WALK.
ENTERTAIN.
SHOP. EAT.
COLLABORATE.**

William L Guy
Federal Building

Gate City Bank

MONTANA-DAKOTA
UTILITIES CO.

American

Rosser Ave. 8,600 VPD

City Parking Lot

N 3rd St. 7,395 VPD

SITE

American

Starion
BANK

N 4th St.

Wards Building

E Thayer Ave.






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Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

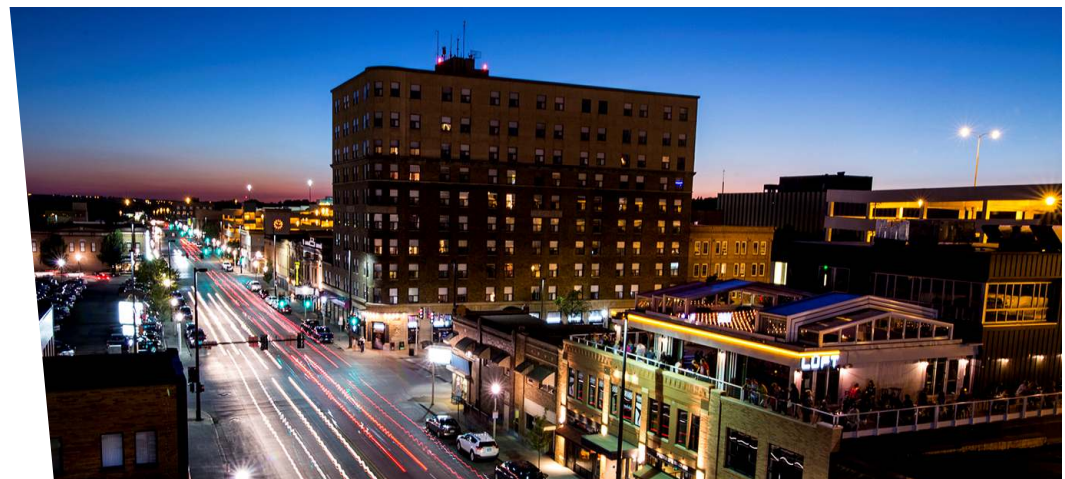
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WalletHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.



Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



THREEFOLD



Small town. Growing city.





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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.