

PRIME RETAIL SPACE

1650 N Grandview Lane Suite 103 - Bismarck ND

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.

- 2,000 sf
- Rent \$4,000 / mo
\$3,250 base / \$19.50 psf
\$ 750 NNN / \$ 4.50 psf
- Main Floor
- Open Retail Space with Office and Storage Area
- Front Door Parking
- High Visibility
- Great Signage Opportunity
- Easy access to I-94

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DanielCompanies.com



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Potential Uses

- **PRIME RETAIL SPACE**
 - Craft / Hobby Store
 - Pride of Dakota Products
 - Cosmetics
 - Custom Clothing
 - Bridal Shop
 - Art
 - Sporting Items
 - Bookstore
 - Hair Salon

Area Businesses

- Eckroth Music
- The Vue Credit Union
- Subway
- Lowe's
- Kohl's
- Best Buy
- PetsMart
- Texas Roadhouse
- Johnny Carino's
- Gate City Bank
- Capital Credit Union
- Cracker Barrel
- Wendy's
- McDonalds
- Taco John's
- Central Market Grocery

CAM Fees Include

- Electricity for common parking areas
- Real Estate taxes and special assessments
- Parking lot maintenance and repair
- Snow removal, lawn and landscape care
- Building insurance
- Exterior repairs and maintenance
- Common hallway & bathroom cleaning

Triple net charges include real estate taxes, special assessments, insurance & common area maintenance projected to be \$4.50 psf (adjusted annually to reflect actual cost)

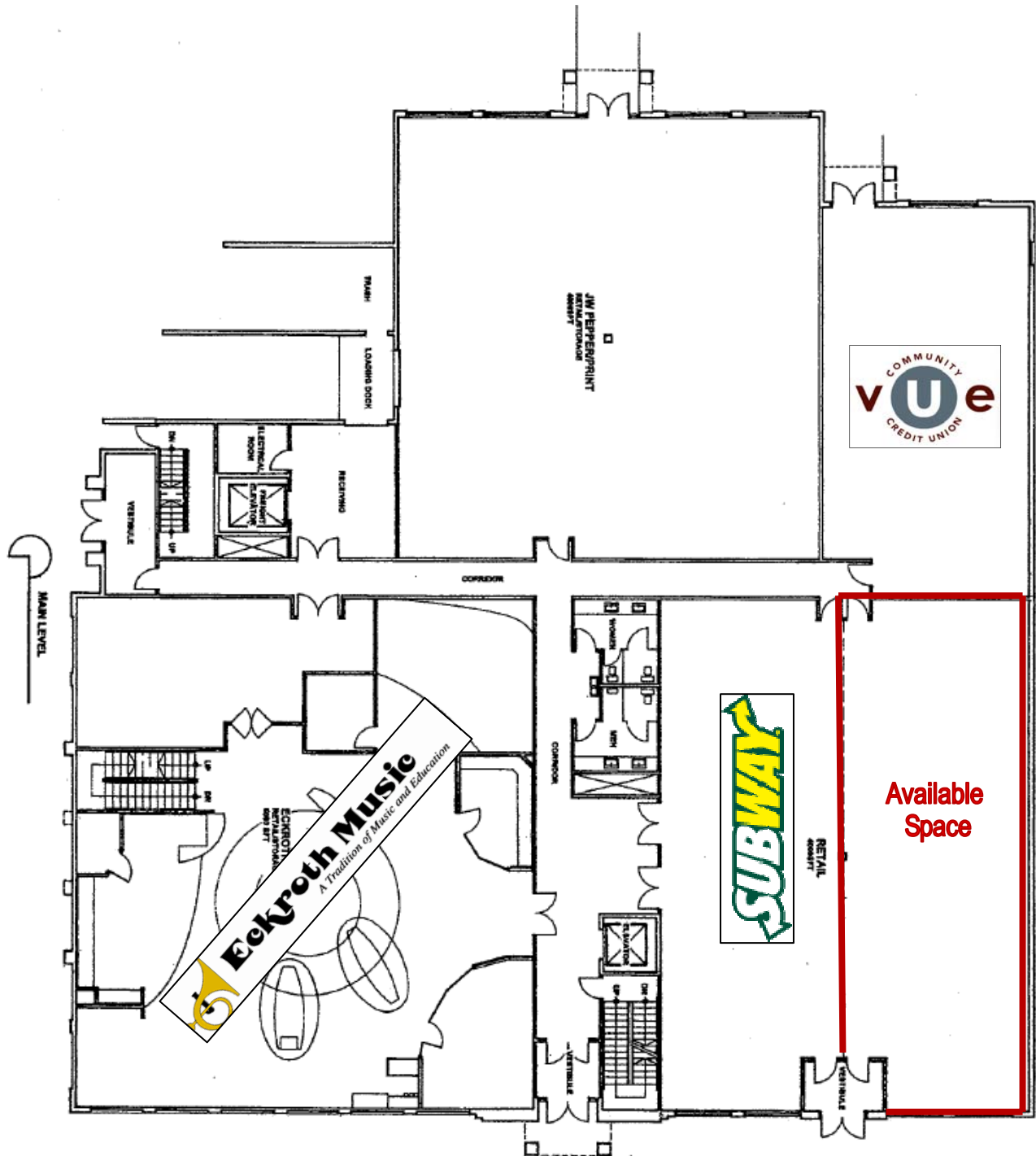
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FOR SALE

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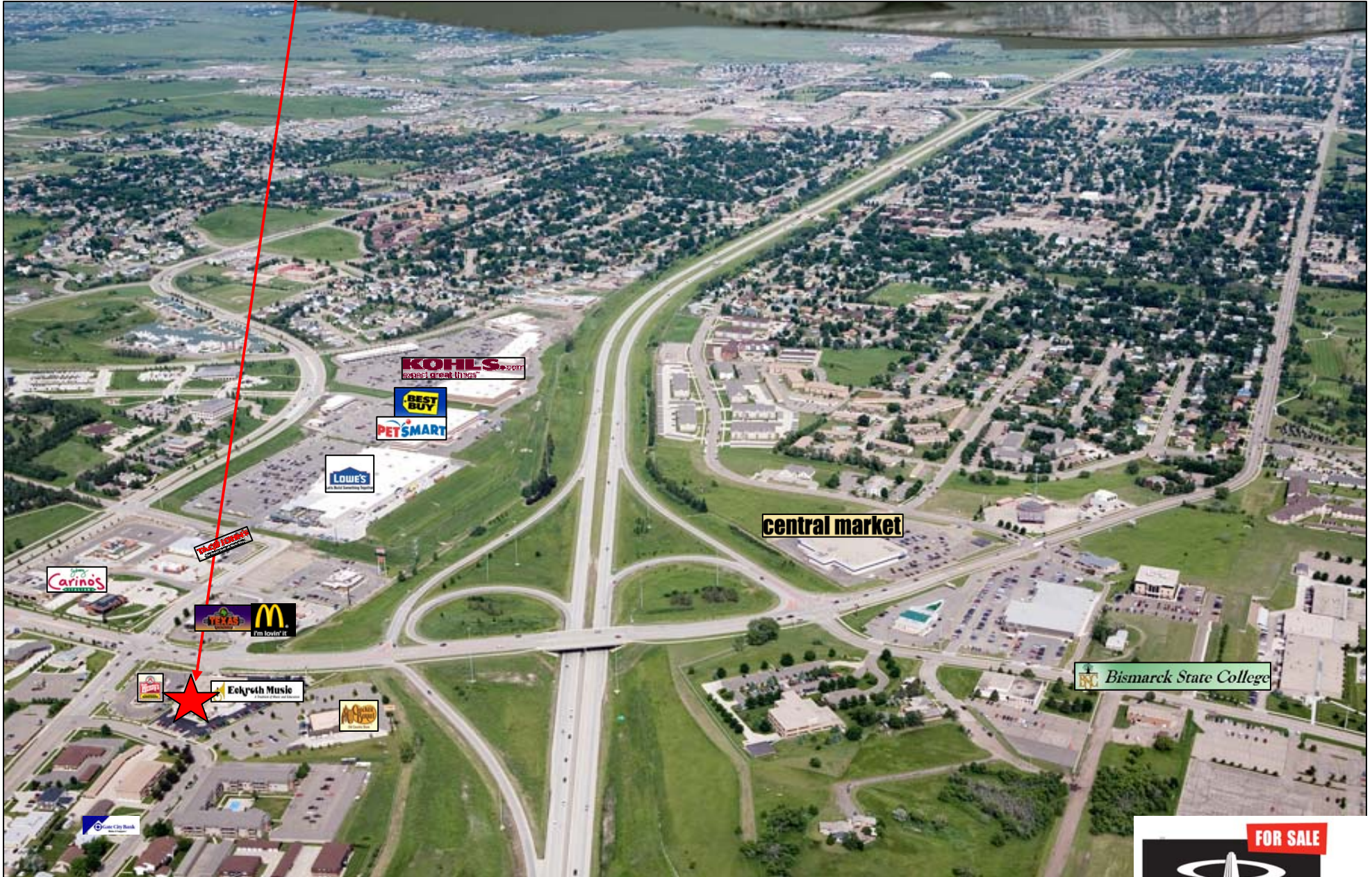
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Subject Property



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Subject Property



KOHL'S
expect great things

BEST BUY
PETSMART

LOWE'S
Only way to buy home improvement

central market

Bismarck State College

McJannet's

Carino's

TEXAS ROADHOUSE
McDonald's
I'm lovin' it

Red Star
Eckroth Music
The Music Store

Wendy's
The Home Depot

City Bank

FOR SALE

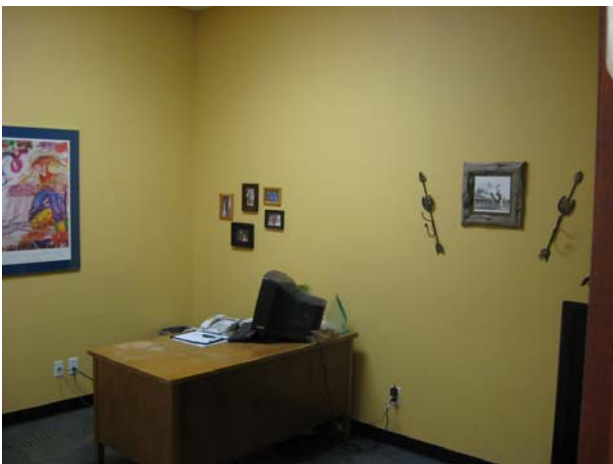
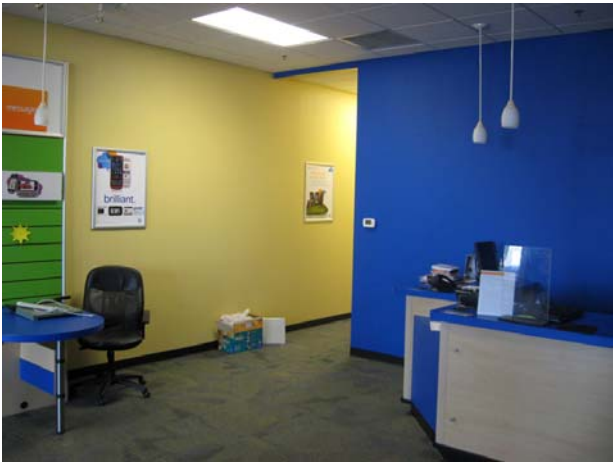
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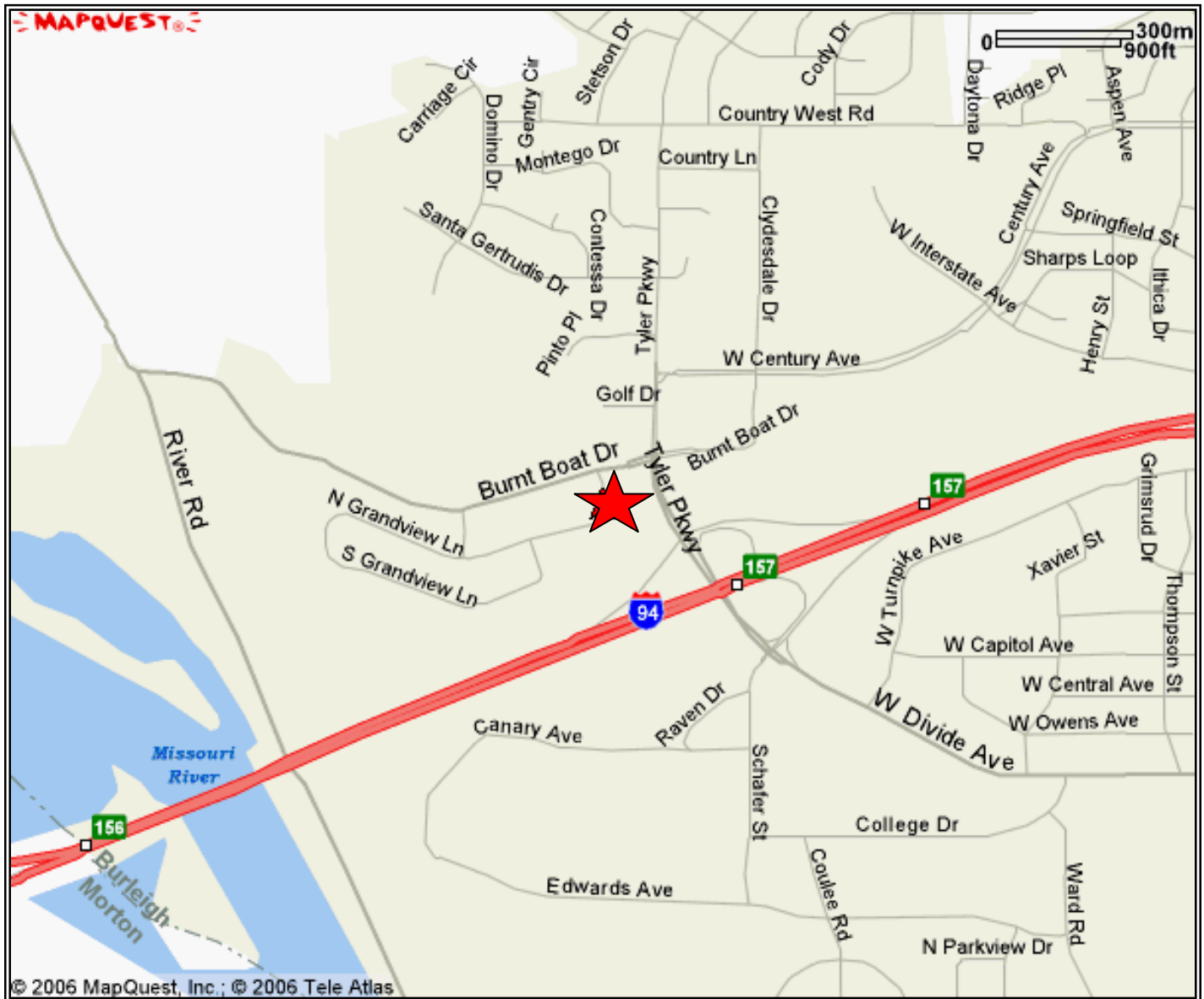




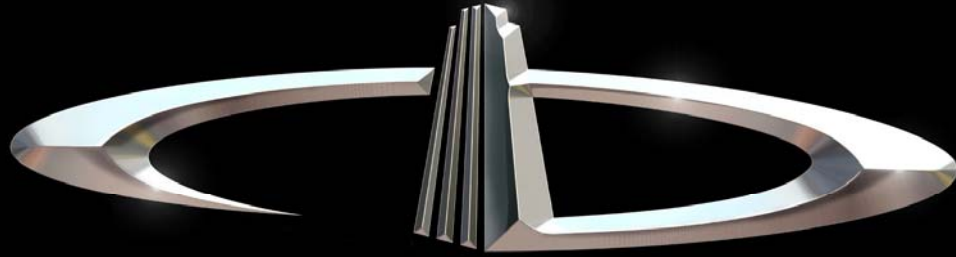
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The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



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