

INVESTMENT OPPORTUNITY
Golden West Shopping Center
New Salem ND

- \$290,000
- Building is 42,000 sf
12,000 sf upper level
30,000 sf lower level
- Lot Size is 5.28 acres
- Built in 1977
- Taxes \$4,911 (2010)
- No special assessments
- Easy access to I-94
- Parking for over 300 cars

Contact Information:

Kyle Holwagner, CCIM
701.400.5373
Kyle@DanielCompanies.com

Bill Daniel, CCIM
701.220.2455
Bill@DanielCompanies.com

Ann Sharp, GRI
701.220.0261
Ann@DanielCompanies.com

Daniel Companies
304 E Rosser Ave Suite 200
Bismarck ND 58501
701.223.8488
701.223.8860 fax

DanielCompanies.com

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.



The Leader In Commercial

1200 N 8th St New Salem ND

- **Great Investment Opportunity**
- **Possible Uses Include:**
 - Retail Complex
 - Wholesale Facility
 - Hotel
 - Entertainment Uses
 - Office Complex
 - Theatre
 - Recreational Complex
 - Medical
 - Training / Education
 - Automobile Dealership
 - Government / City Offices
- **Current Tenant Mix**
 - Jack's Super Valu
 - Gaube Pharmacy
 - Golden West Our Own Hardware Store
 - Golden Nugget Bottle Shop
 - Q & R Medical Clinic
 - Christy Floral and Gifts
 - Devon's Beauty Bar
 - Scrub Board Laundromat
 - Golden Nugget Saloon
 - Community Meeting Rooms
 - Community Banquet Room

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- **Convenient location**
 - **Within 30 miles from Bismarck / Mandan**
 - **Easy access to I-94**
 - **Close proximity to power plants**
 - **RM Heskett Station**
 - **Milton R Young Station**
 - **Coal Creek Power Station**
 - **Coyote Station**
 - **Antelope Valley Station**

- **Two story shopping center**
 - **Upper level features**
 - **Great panoramic views**
 - **Two community and banquet rooms**
 - **Dance floor**
 - **Kitchen**
 - **Storage areas**
 - **Restrooms**

 - **Lower level features**
 - **Retail establishments**
 - **Medical facilities**
 - **Laundromat**
 - **Storage space**
 - **Restrooms**

- **Ample Parking For 300 Vehicles**

- **Masonry brick and block building**

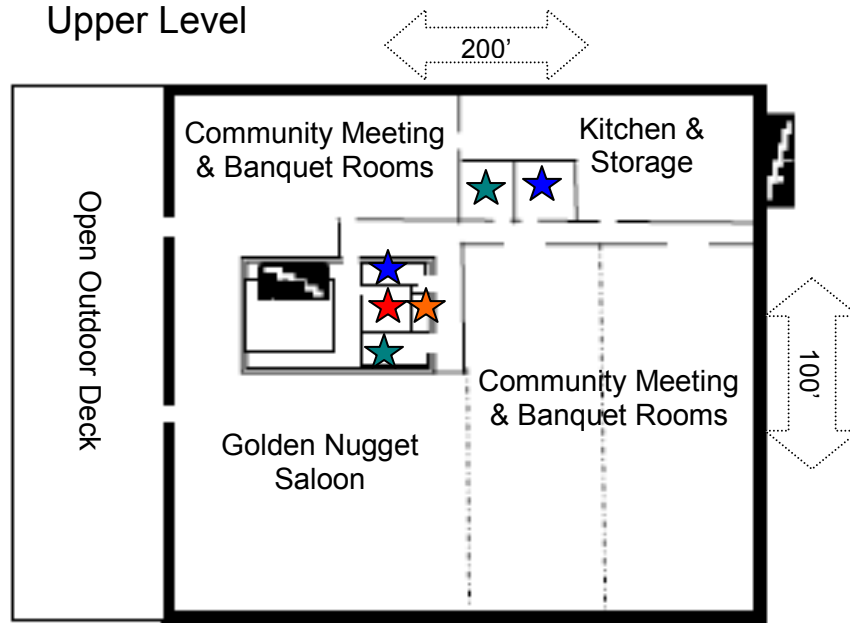
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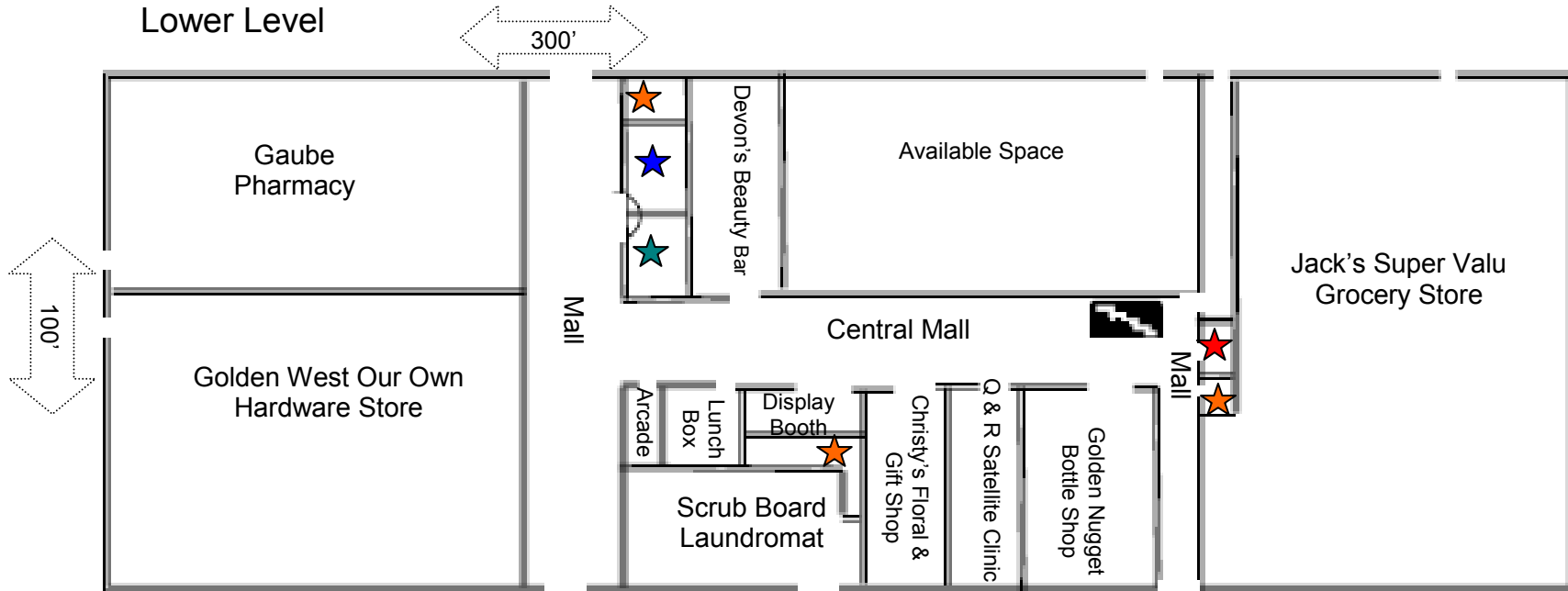
Subject Property

- ★ Elevator
- ★ Equipment Room
- ★ Men's Bathroom
- ★ Ladies Bathroom

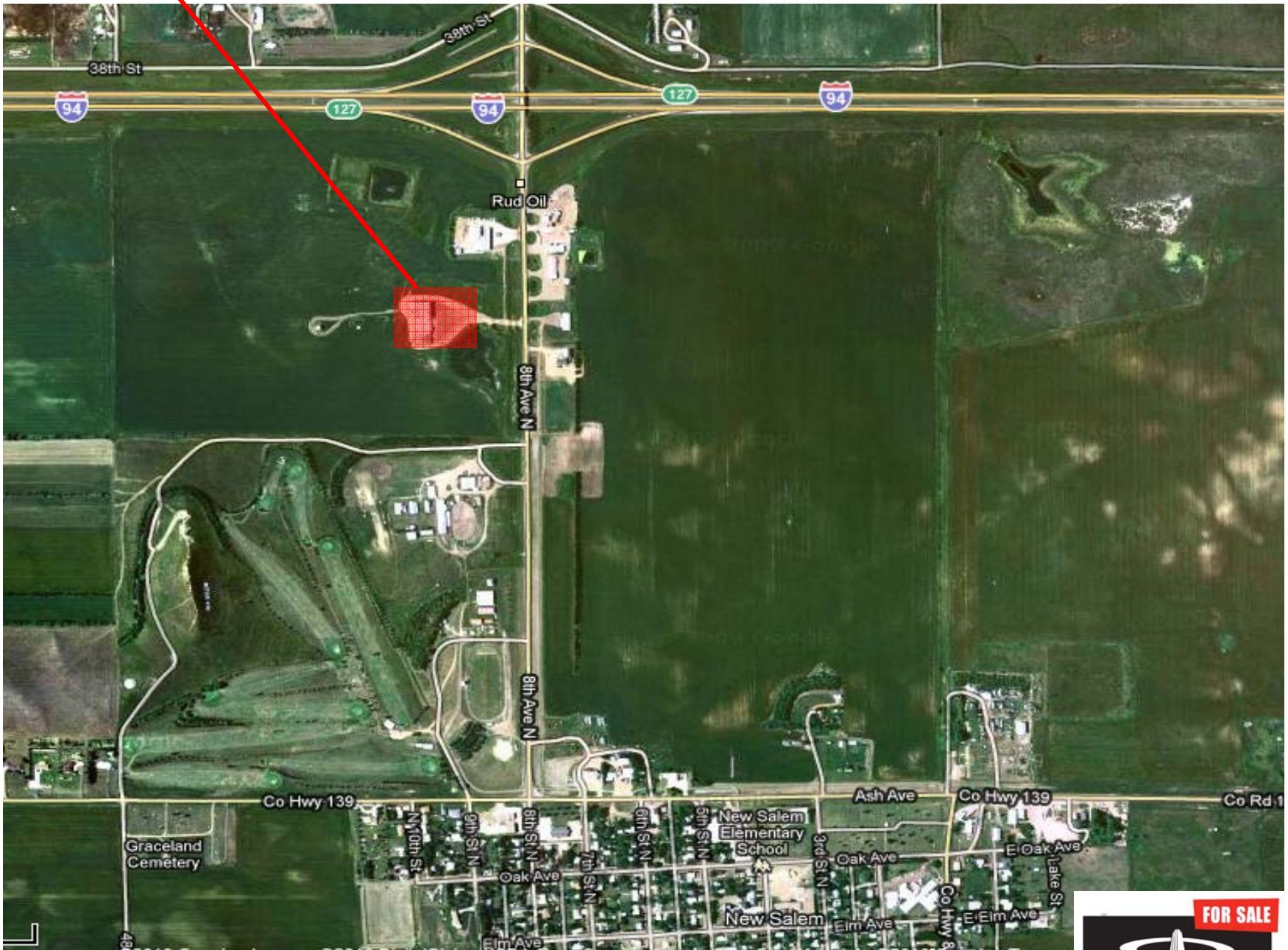
Upper Level



Lower Level



Site



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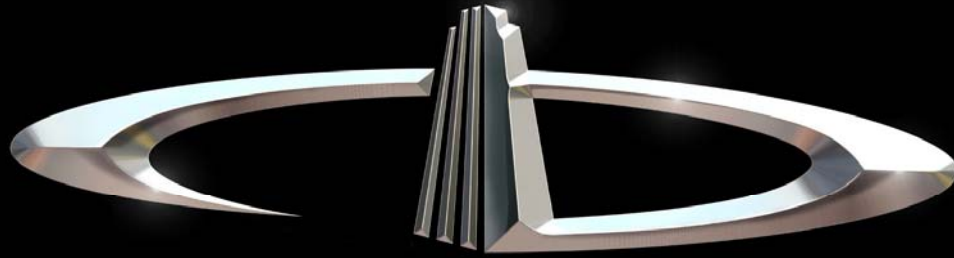


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DANIEL COMPANIES

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



Bill Daniel, CCIM
220-0261



Kyle Holwagner, CCIM
400-5373



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Office: 701-223-8488 DanielCompanies.com

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