



## High Traffic Food / Retail Strip Center

625 S Washington St – Bismarck ND

- Sale Price  
**\$675,000**
- Building Size  
**5,950 sf**
- Lot Size  
**32,123 sf lot**
- Zoned CG Commercial
- Built in 1993
- Tax  
**\$11,080**
- Special Assessments  
Installment \$193  
Balance \$180

### Contact Information:

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701.223.8488  
701.223.8860 fax

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.



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## Located Near

- **Runnings Farm & Fleet**
- **Dan's Super Market**
- **Staples**
- **Pier-One**
- **Taco Bell**
- **Red Carpet Car Wash**
- **McDonalds**
- **Kirkwood Mall**

## Potential Uses

- **Food**
- **Retail**
- **Offices**
- **Professional service**
- **Medical**
- **Fitness Center**
- **Investment Property**
- **Owner/User Property**

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## Subject Property

- Built by Capitol City Construction
- Rubber Membrane build up roof / 6" Polystyeren
- Parking lot has 58 parking spots with 2 exits
- High Traffic
- Easy access
- Landscaped and sprinkler system

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## Demographics

2008	<u>5 Minutes</u>	<u>10 Minutes</u>	15 Minutes
<b>Population</b>	<b>25,875</b>	<b>73,206</b>	<b>84,178</b>
<b>Median Household Income</b>	<b>\$51,520</b>	<b>\$53,753</b>	<b>455,560</b>

## Traffic Counts ★



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Available Space



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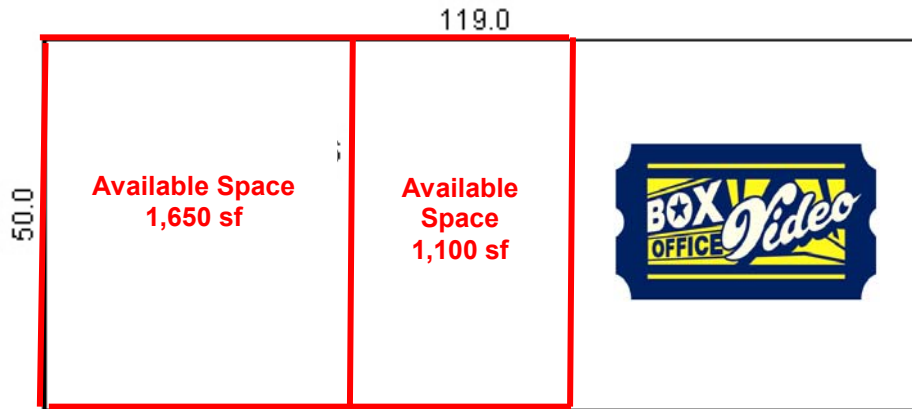
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## Available Space



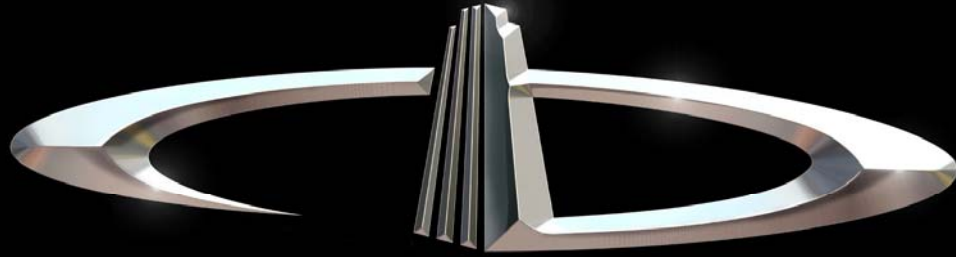
ASPHALT:  
34265.0 SF





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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



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