

**OFFICE BLDG NEAR DOWNTOWN
216 N 23rd St – Bismarck ND**

- Sale Price
\$349,000
- Lease
5,000 sf (2nd floor)
\$6 psf Gross
..will subdivide
- Building Size
9,980 sf
- Year Built
1977
- Taxes
\$4,901
- Special Assessments
\$810 Installment
\$3,278 Balance

Contact Information:

Bill Daniel, CCIM
701.220.2455
Bill@DanielCompanies.com

Kyle Holwagner
701.400.5373
Kyle@DanielCompanies.com

Ann Sharp
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

Located Near

- **Skeels Electric**
- **Builder's Supply Co**
- **Pella Window Store**
- **House of Color**
- **Cenex**
- **The Hair Academy**
- **Crystal River Ministry Center**
- **Farmers Union**
- **Polar Package**
- **Moose Lodge**
- **John's Meat Market**
- **Speady Office Plaza**

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

216 N 23rd St

- Building Size 9,850 sf
 - 4,850 sf main level
 - 5,000 sf upper level
- Sale Price \$349,000
- Lease
 - 5,000 sf (2nd floor)
 - \$6 psf
 - Will subdivide
- Lot size is 75' X 150' or 11,250 sf
- Built in 1977
- Zoned GC
- Legal Description Lots 4 – 6, Block 33, Governor Pierce Addn
- Property ID #0109-033-005
- Taxes are \$4,901
- Special Assessments are
 - Installment \$810
 - Balance \$3,228

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

216 N 23rd St

- Great owner occupied or investment office building
- Steel exterior / concrete block wall on South side
- Roof is standing seam steel
- 400 amp electrical service
- 4 furnaces
 - 2 on the main level
 - 2 on the lower level
- Central air
- 16' X 20' garage area built into building / access on north side
- Approximately 20 off street parking spaces and parking available on the street

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

Building Expenses

MDU (gas & electricity)	\$ 9,000	
Water	\$ 640	
Insurance	\$ 1,000	
Garbage	\$ 1,000	
Janitorial	\$ 1,200	
Snow Removal	\$ 150	
Repairs & Maintenance	\$ 1,000	
Taxes	\$ 4,900	
Special Assessment Installment	<u>\$ 810</u>	
TOTAL EXPENSES		\$ 19,700

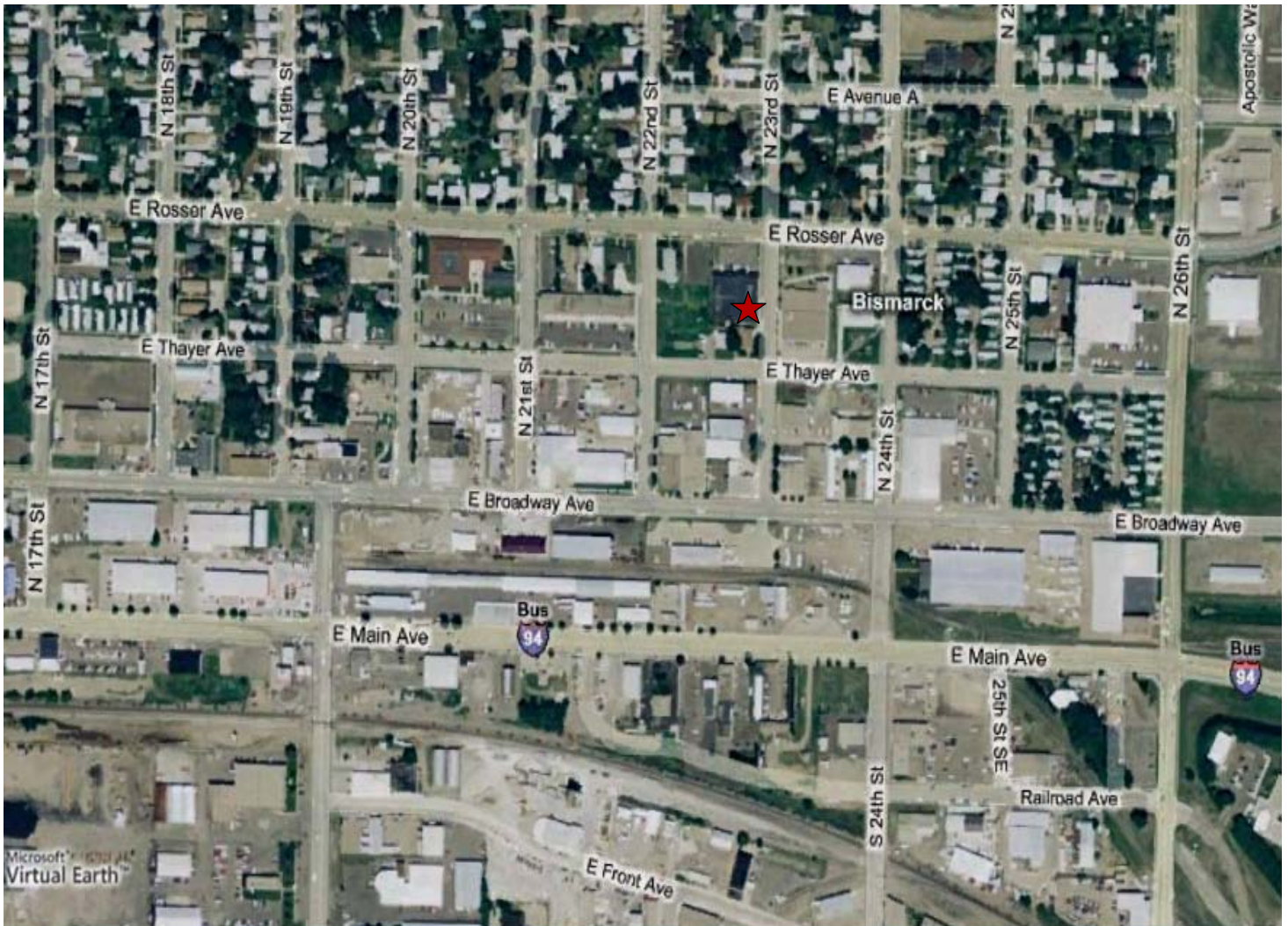
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.





The Leader In Commercial

216 N 23rd St ★



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

216 N 23rd St

105-033-005

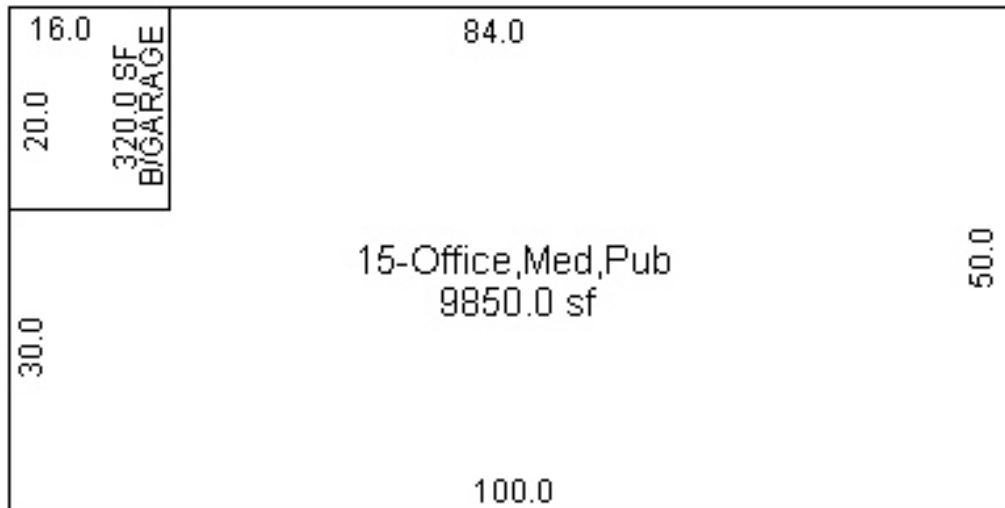
216 23RD STREET NORTH

ASPHALT: 6141

24X150=3600

51X41.5=2116.5

8.5X50=425





The Leader In Commercial





The Leader In Commercial





The Leader In Commercial



RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE



DANIEL COMPANIES

The Leader In Commercial



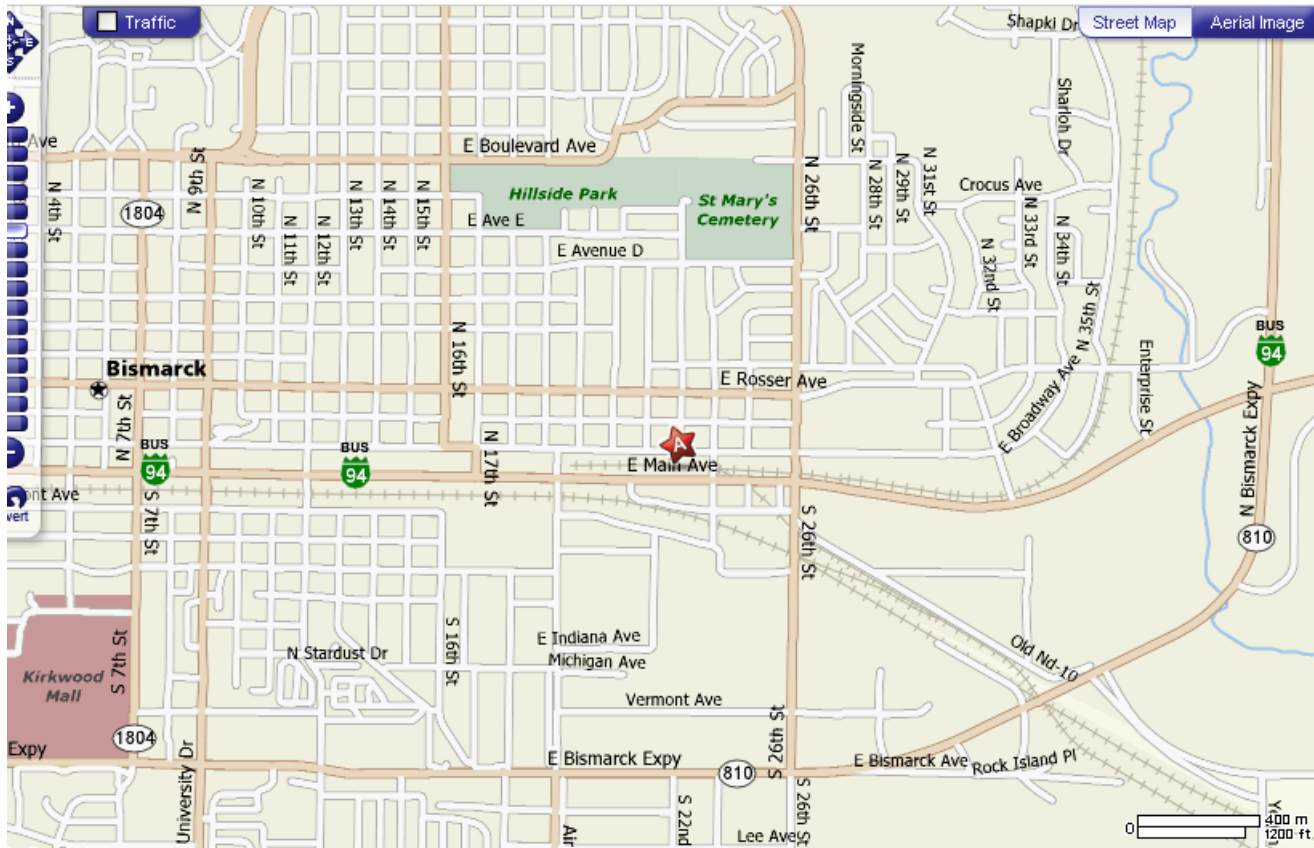




DANIEL COMPANIES

The Leader In Commercial

216 N 23rd St ★



RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE



DANIEL COMPANIES

The Leader In Commercial

Our Client / Customer List:





The Leader In Commercial

ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2008 population is 105,000 up from 94,719 as recorded by the 2000 Census.

Bismarck jumps to #15 on 'Best Performing Cities Index'

One of the 'Best Places to Live' according to Money Magazine

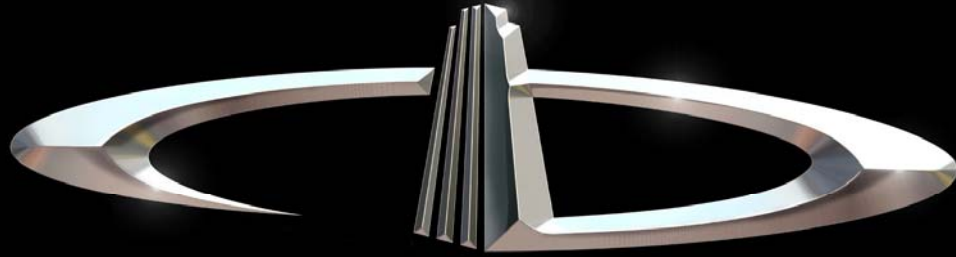
Top five of 'Best Smaller Metro Areas for Business and Careers' according to Forbes Magazine

What's being said about Bismarck-Mandan:

- #1 Most Secure Place to Live – Farmers Insurance
- #1 Least Stressful Small City – Sperling's Best Places
- #2 Safe & Trusting Community – Harvard University
- #2 Best Small Places for Business and Careers – Forbes, April 2007
- #3 Safest Metro Area in America – Morgan Quinto
- #16 Best Small Metro in Which to do business – Inc. magazine

Retailers that joined or expanded in Bismarck-Mandan recently

- | | |
|---------------------|--------------------------|
| ✓ 2 CVS Stores | ✓ Coldwater Creek |
| ✓ 2 Super Wal-marts | ✓ Johnny Carinos |
| ✓ Sam's Club | ✓ Furniture Row |
| ✓ Kohl's | ✓ Tractor Supply Company |
| ✓ Lowe's | ✓ Dollar Tree |
| ✓ Target | ✓ Family Dollar |
| ✓ Best Buy | ✓ Scheel's Sports |
| ✓ TJ Maxx | ✓ Shoe Carnival |
| ✓ PetSmart | ✓ Lane Bryant |
| ✓ Old Navy | ✓ Tuesday Morning |
| ✓ David's Bridal | ✓ Dress Barn |
| ✓ Olive Garden | ✓ Ruby Tuesdays |



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
400-5373



Ann Sharp, GRI
220-0261

304 E. Rosser Ave., Suite 200 Bismarck, ND 58501

Office: 701-223-8488 DanielCompanies.com

RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE