

RESTAURANT / LOUNGE – HIGH TRAFFIC AREA
2815 Memorial Highway - Mandan ND

BUILDING ONLY
does not include
equipment or business

- **Price**
\$750,000 – Sale
\$6,300 / mo NNN - Lease
- **Building Size**
7,240 sf
- **Lot Size**
90,000 sf
- **Zoned CC**
- **Taxes**
\$8,071 (2009)
- **Special Assessments**
Balance \$1,444
Installment \$226 (2010)

Contact Information:

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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.



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2815 Memorial Highway

- **Possible Uses Include:**
 - Restaurant
 - Nightclub - Bar
 - Retail
 - Car- Motor Home – Boat Sales
 - Office Space
 - Church

- **Area Businesses**
 - Dakota Express Convenience Store
 - Bill Barth Ford
 - Dacotah Speedway
 - Schwan GMC Pontiac
 - McDonald's Restaurant
 - Midway Bowling Lanes

- **Built in 1985**

- **Average gas & electric is \$2,350 / mo**

- **Easy access**

- **High Visibility**

- **Great signage opportunity**

- **Parcel #: 08695 & 00178**

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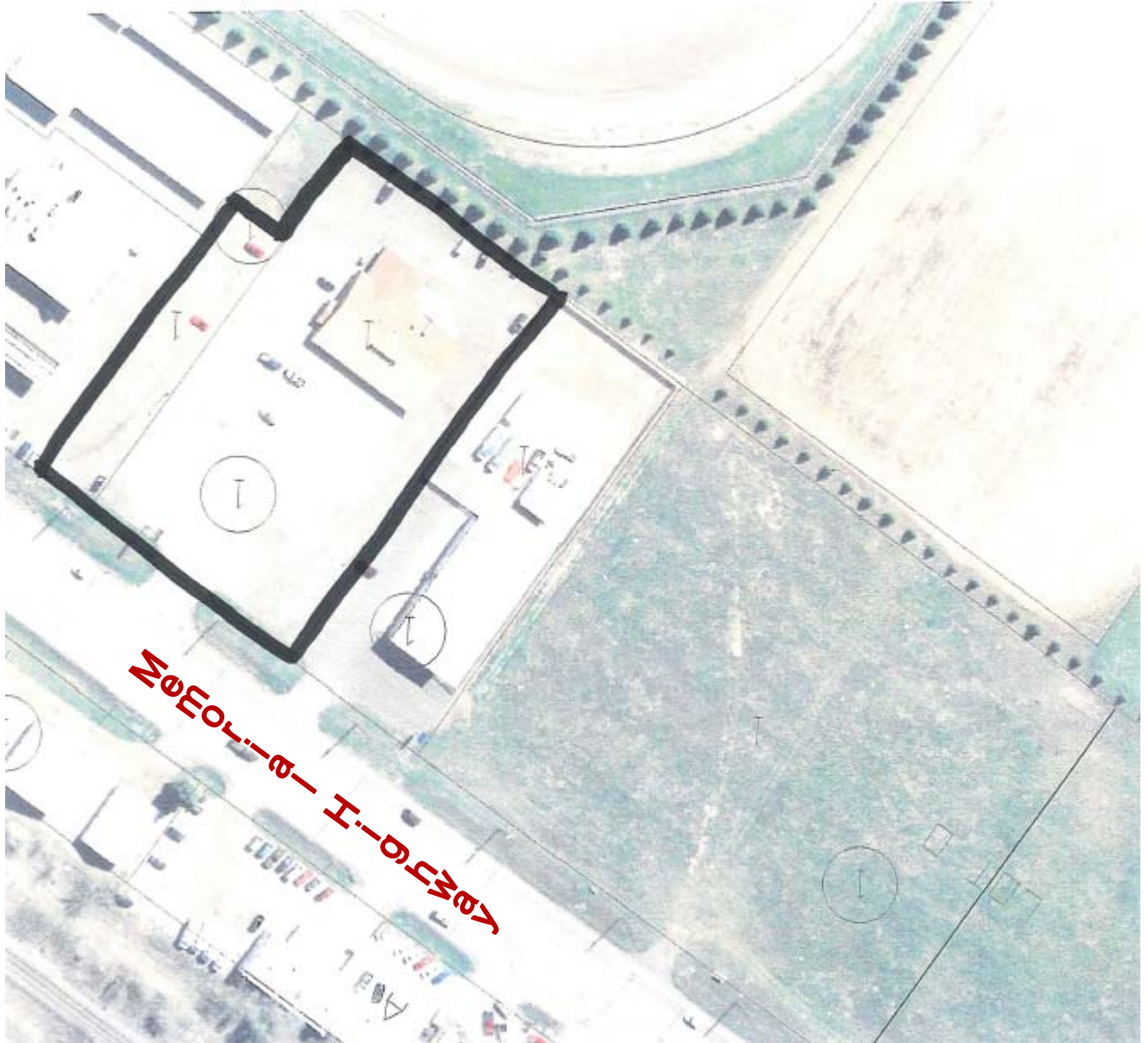




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Imagery Date: Apr 30, 2004

46°49'48.44" N 100°50'29.72" W elev 0 ft



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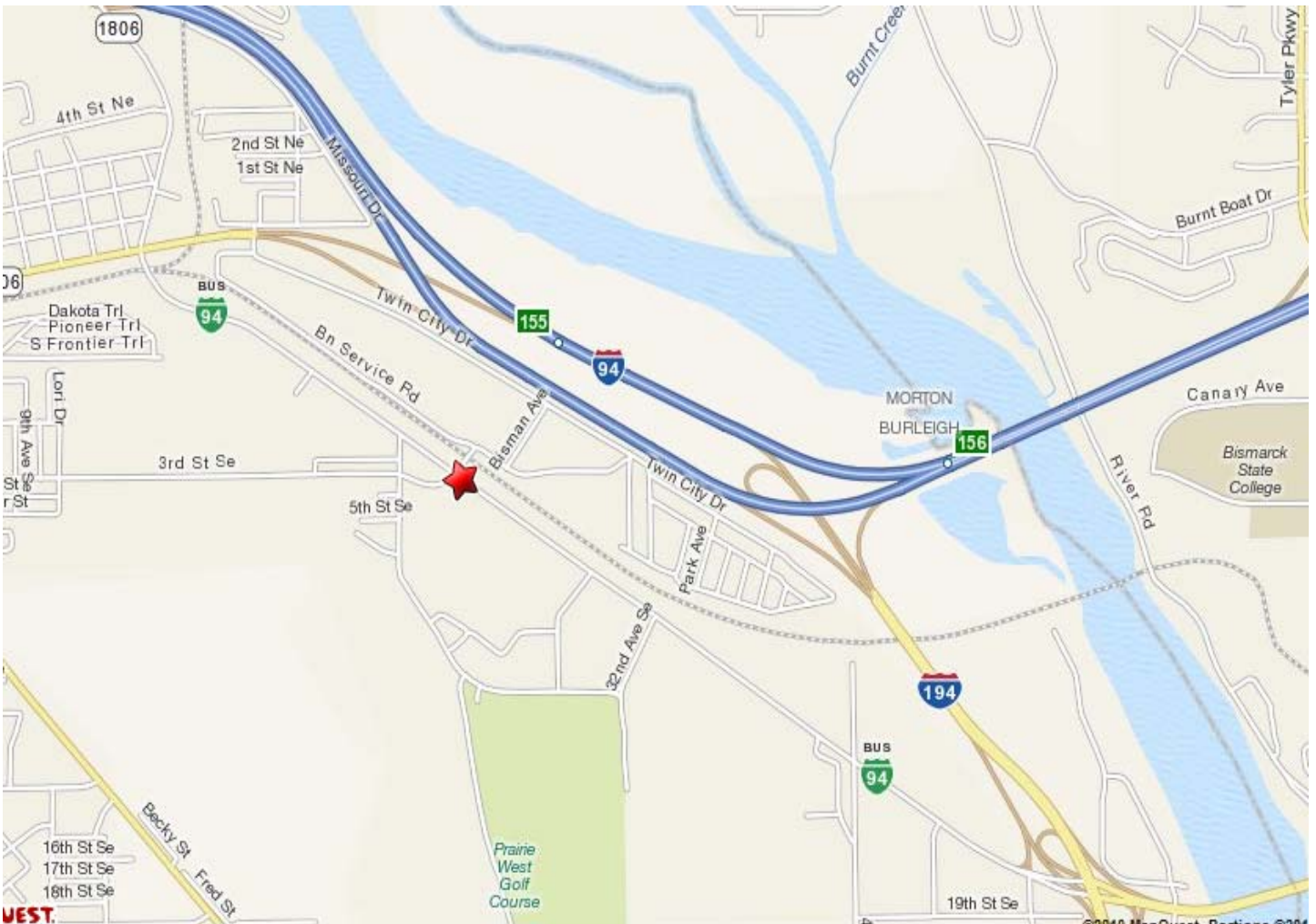
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Subject Property



FOR SALE



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Our Client / Customer List:





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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

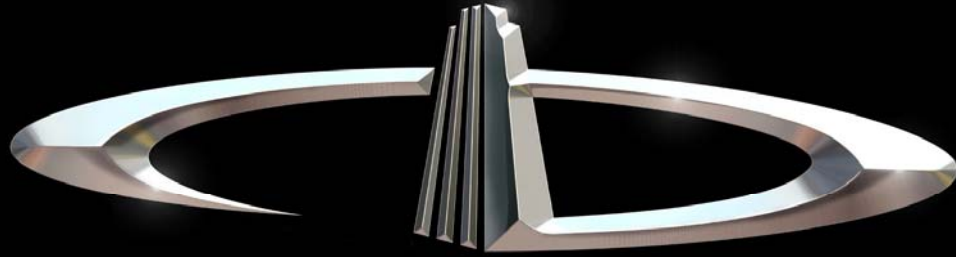
Top five of 'Best Smaller Metro Areas for Business and Careers' according to Forbes Magazine

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



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