



WAREHOUSE / OFFICE BLDG
815 E Main Av – 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.

- Sales Price
\$350,000
- Building Size
13,105 sf (main)
2,560 sf (bsmt)
- Lot Size
26,600 sf
- Zoned CG
- Built in 1964
- Taxes: \$6,954
- No Special Assessments
- Corner Lot
- High Visibility

Contact Information:

Kyle Holwagner
701.400.5373
Kyle@DanielCompanies.com

Bill Daniel, CCIM
701.220.2455
Bill@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

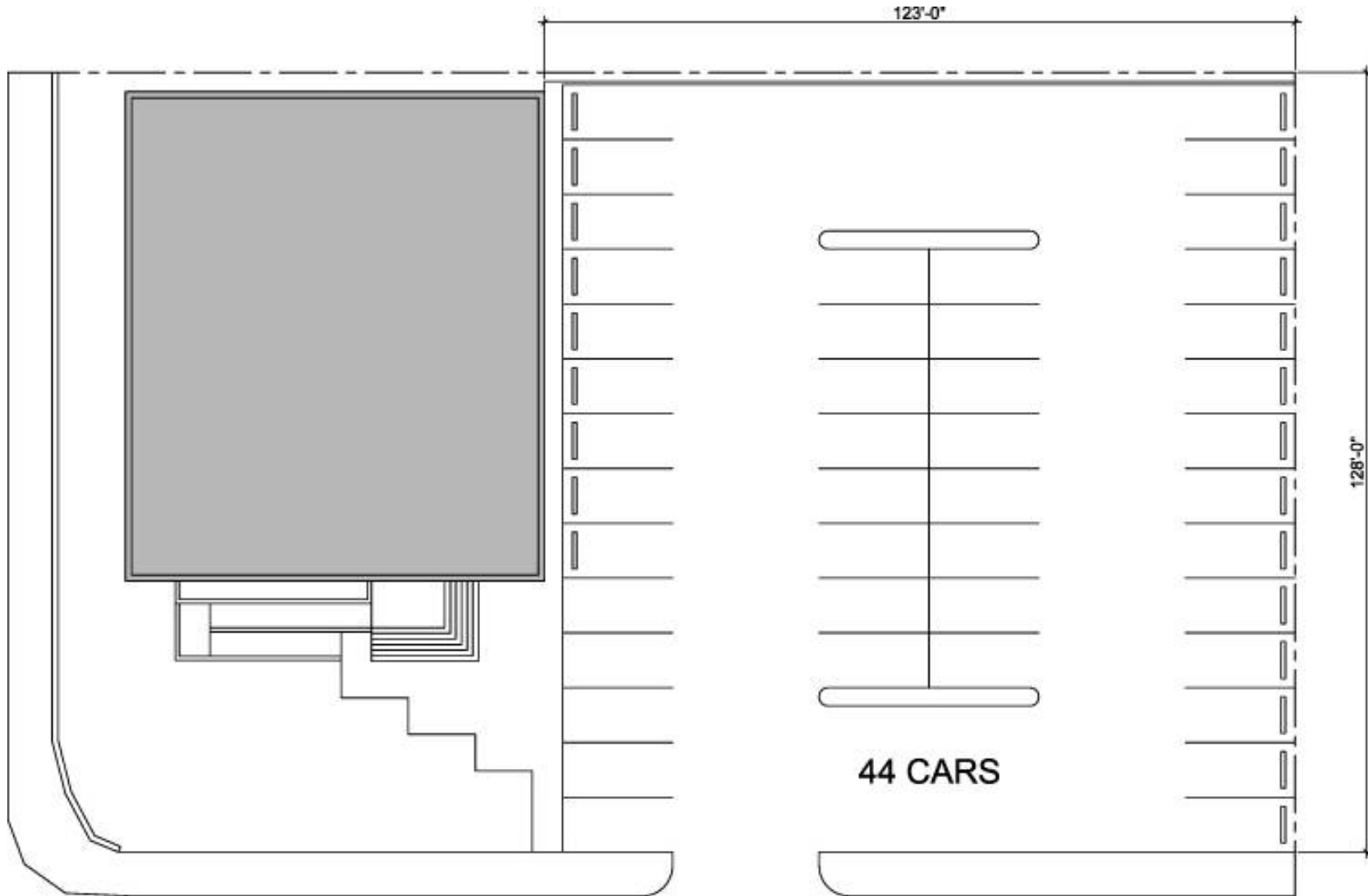
Concept Rendering



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Property Layout





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815 E Main Av

- **Potential Uses**
 - Medical
 - Entertainment
 - Service
 - Warehouse
 - Office
 - Professional

- **Area Businesses Include**
 - VUE Credit Union
 - St. Alexius Medical Center
 - MedCenter One
 - Hellman Brothers
 - Dakota Pharmacy
 - Interstate Battery
 - Pizza Hut
 - One Hour Martinizing
 - Terry's Health Products
 - Simonson Gas

- **Interior Loading Docks**

- **Freight Elevator**

- **Oversized Electrical Service**

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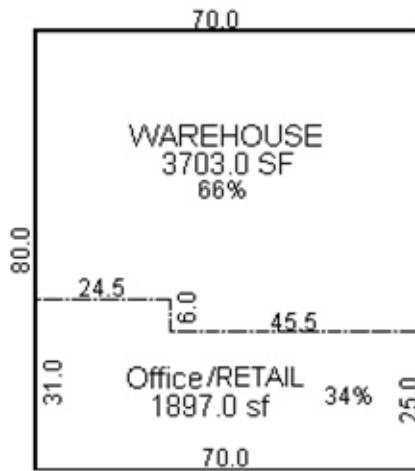


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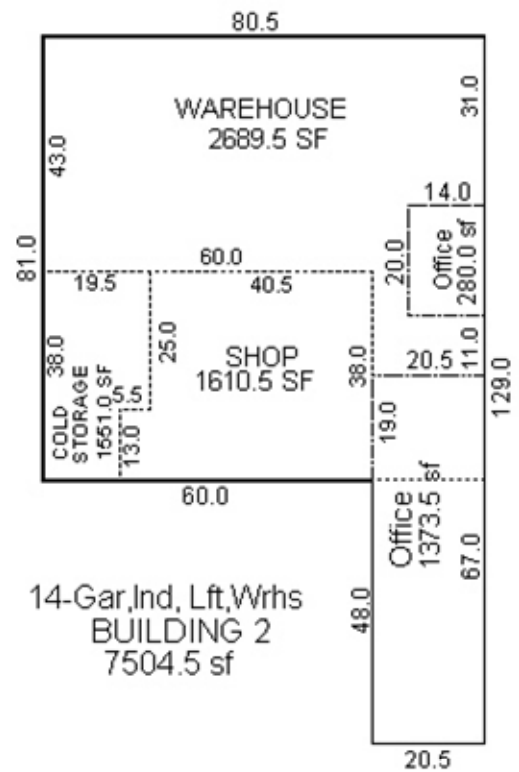
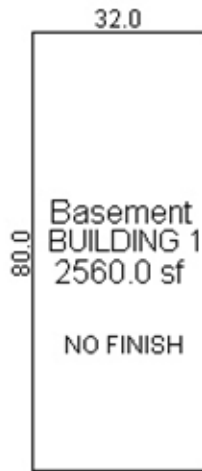
815 E Main Av



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13 - Stores, Com Blds
BUILDING 1
5600.0 sf



14-Gar, Ind, Lft, Wrhs
BUILDING 2
7504.5 sf





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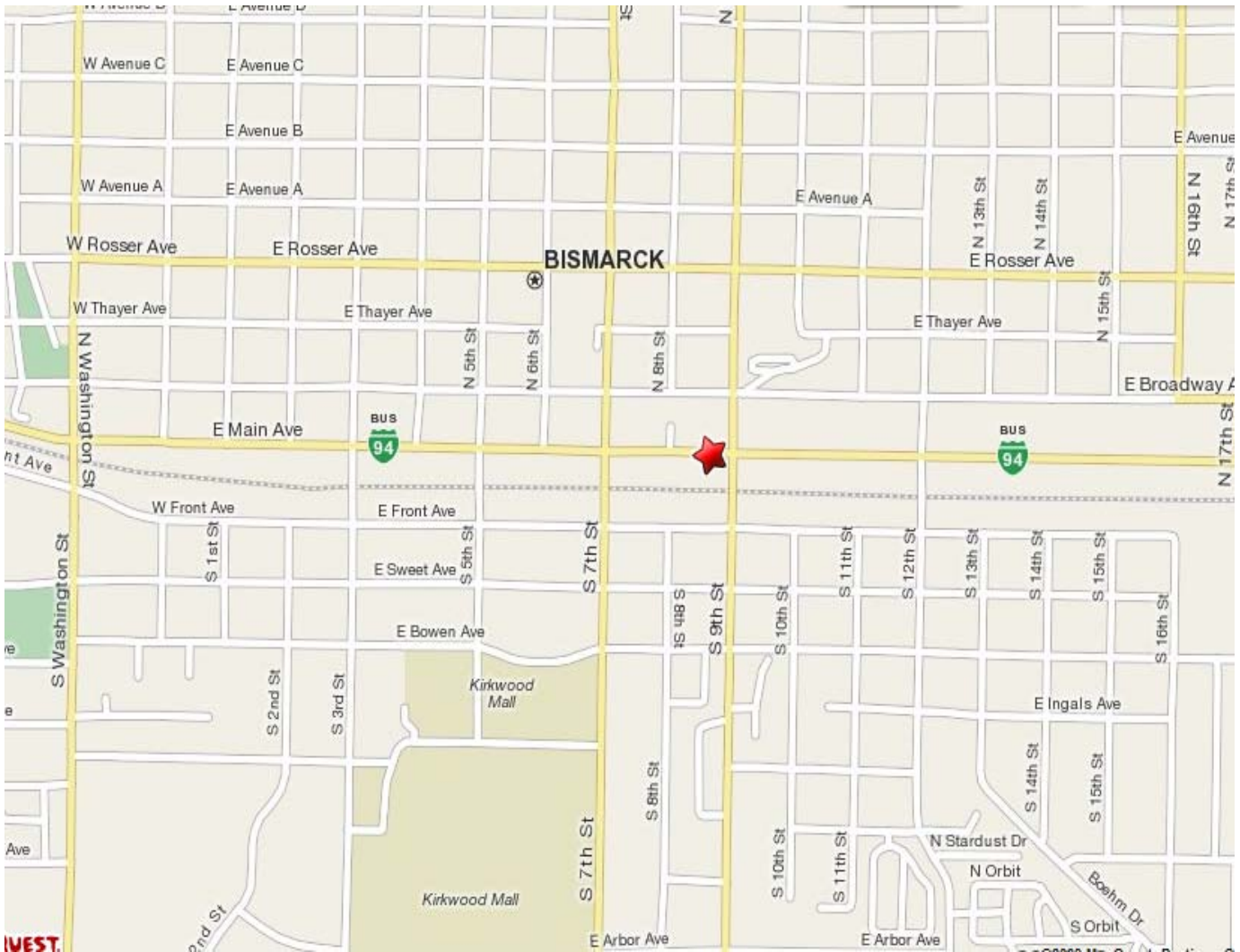
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DANIEL COMPANIES

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815 E Main Av



FOR SALE



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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:

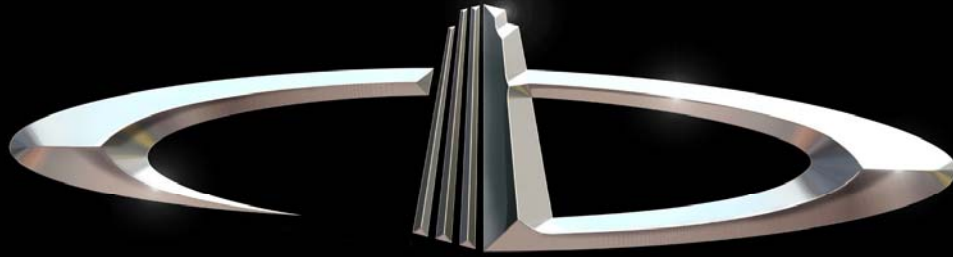
- #1 Most Secure Place to Live – Farmers Insurance
- #1 Least Stressful Small City – Sperling's Best Places
- #2 Safe & Trusting Community – Harvard University
- #2 Best Small Places for Business and Careers – Forbes, April 2007
- #3 Safest Metro Area in America – Morgan Quinto
- #16 Best Small Metro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

Our Client / Customer List:





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

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