

The Historic Bismarck Depot

401 E Main Ave - Bismarck, ND

\$3,900,000

PRICE
REDUCED



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

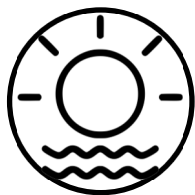
Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Executive Summary for Sale

Parcel ID:	0001-010-001
Address:	401 E Main Ave - Bismarck, ND 58501
Legal Description:	ORIGINAL PLAT Block: 10 TRACT 411 of LOTS 1-12
Property Name:	Bismarck Depot
Price:	\$3,900,000
Lot Size:	1.19 acres / 51,621 sf
Gross Building Area:	10,088 sf
Year Built:	1901
Zoning:	Downtown Core
Taxes 2018:	\$18,496.73
Specials:	No Specials

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.



DAYTIME POPULATION

.5 Mile	15,787
1 Mile	29,563
3 Mile	79,185



401 East Main Avenue has a Walk Score of 81 out of 100. This location is Very Walkable so most errands can be accomplished on foot. This location is in the Downtown neighborhood in Bismarck. Nearby parks include Custer park, Kiwanis Park and Riverside Park.

Price Reduced

\$3,900,000

- Lease Back to Edwinton Brewing Company for the west part of building - 10 year lease at \$8,000 mo.
- Price does not include Edwinton Brewing Company or FF&E
- On the National Registry of Historic Places
- Second Floor Office is available for lease.
- East portion of the building is available for development into another restaurant, bar pub, event center, cultural / art center, food hall, bank or retail space.
- Major improvements / renovations over the past 2 years
- 95 parking spaces on site.

Click here

For the interactive video of the Potential Depot Plaza

<https://youtu.be/IT14BWtpppM>



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

History of the Northern Pacific Railway Depot



The role of the Northern Pacific Railroad in the founding and development of the Bismarck community was significant. The NP Depot remains as a symbol of that importance in our city.

- The city known as Bismarck today was formed in 1872 as “Edwinton” after Edwin Ferry Johnson, a chief engineer for the Northern Pacific Railway company back when the railroad reached the eastern banks of the Missouri River. The name was changed less than one year later, honoring German chancellor Otto von Bismarck, in an effort to attract German immigrants.

- Fun Facts:

- Completed in December, 1901, at a cost of \$33,601.
- Cass Gilbert designed the MN state capitol building and the leftover marble from that project was sent to Bismarck and ground up and used in building the Bismarck depot structure.
- By 1916, the Northern Pacific Depot was serving 24 passenger trains daily.
- Listed on the National Register of Historic Places in 1977.

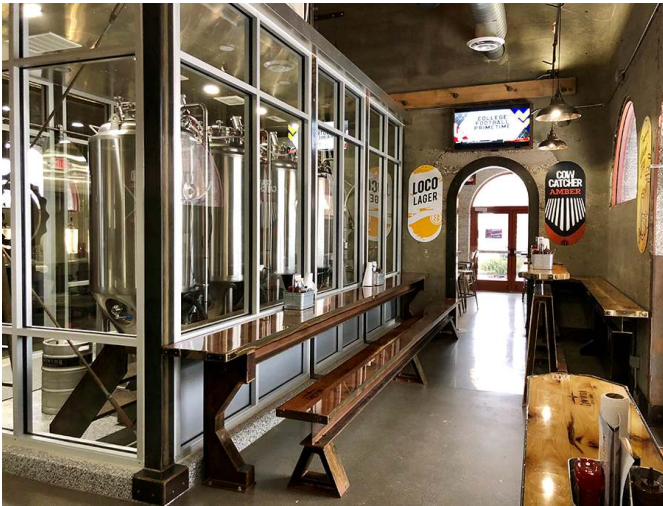


Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Edwinton Brewing Company is a quaint treasure in Downtown Bismarck offering outstanding beer, food, and atmosphere



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

Edwinton Brewing Company Highlights:

Edwinton Brewing is excited and proud to be North Dakota's first and only collaborative brewer. Collaborative brewing means we bring the concept of best practices of 600 years of brewing to Bismarck.

We're doing the same thing as every brewery, but the process is being completed in two different locations. Our Brewmaster lives in New Zealand (not to be confused with Zeeland, ND). Our system is made by DME one of the world's premiere brewing equipment manufacturers. Brian invented the system to give the world his awesome beers on a local level. Brian works with our local team Monte, Alan and Chris to ensure the best consistent beer is being brewed. Our system is hooked up to the internet to be monitored 24/7 by Brian and his team of 30 experts living all around the world. Every aspect of the brewing process is closely monitored by our local team and the global team. The system is very high tech, sanitary and self-contained to ensure our beer is never contaminated. The system has many alarms and checks programmed into the main brain of the system to ensure we brew the best beer possible. By being a collaborative brewer we have the benefit of using the best ingredients from around the world and the expertise of award winning BrewMasters working with our local team.

Our wort is brewed in small batches and packaged by highly skilled operators.

No added preservatives, additives, or flavors. The result is 100% fresh, natural, world-class wort. Brian Watson didn't invent brewing, he perfected it. Brian works with our local team by training them and mentoring them to ensure we produce great beer every time.



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

Edwinton Brewing Company's large kitchen is sized to accommodate additional restaurant or event space in the remainder of the building.



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Fantastic development opportunity in the vacant east area of the Depot Building.

Stunning architectural features make this a 'once in a lifetime opportunity'.

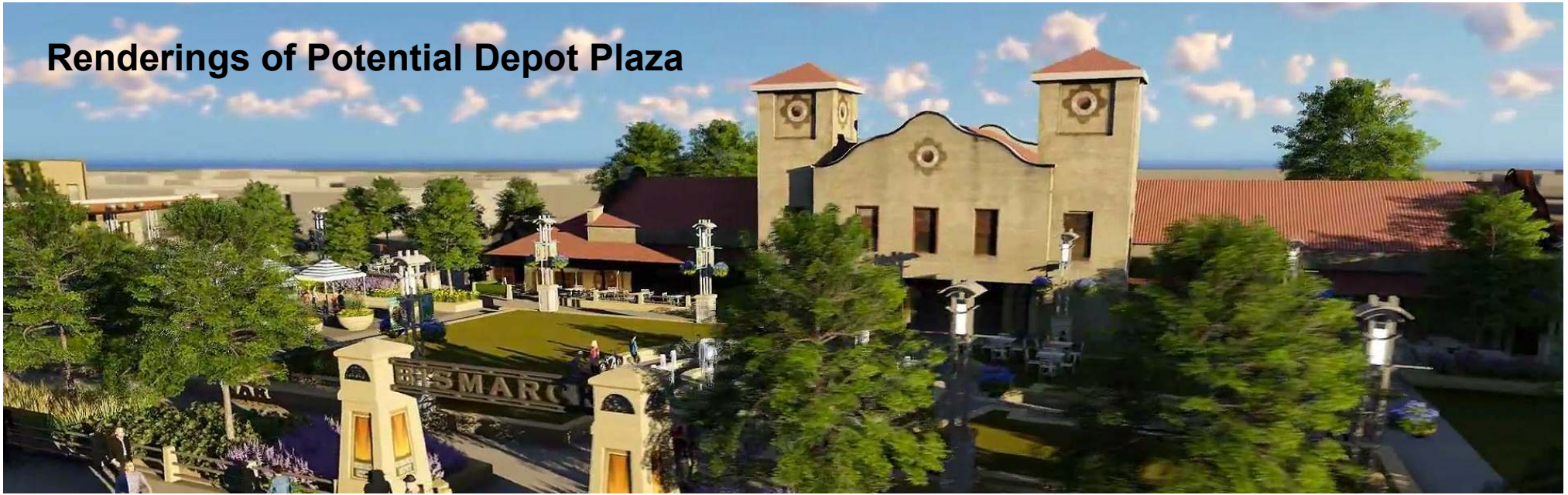


Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Renderings of Potential Depot Plaza

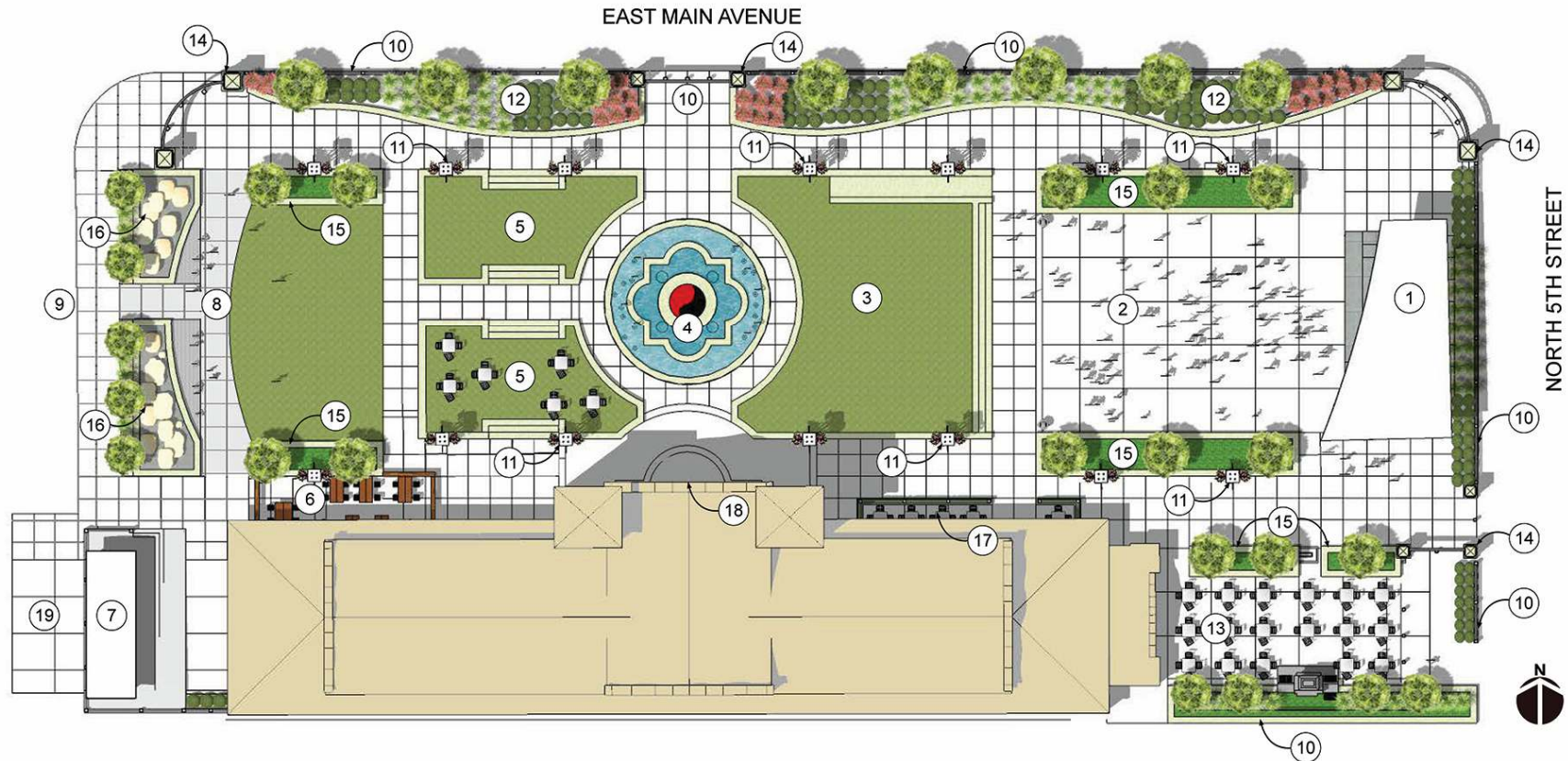


Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Click here for Interactive Video of Plaza: <https://youtu.be/IT14BWtpppM>



- | | | |
|---|---|----------------------------------|
| ① ACCESSIBLE PERFORMANCE STAGE & CANOPY | ⑧ CHILDREN'S SPRAY PARK & AT-GRADE LAWN AREA | ⑭ PLAZA ENTRANCE MONUMENT & SIGN |
| ② PERFORMANCE AREA PLAZA / WINTER SKATING AREA | ⑨ PAVED STREET VENDOR / FLEXIBLE SPACE | ⑮ PLANTER / SEATWALL |
| ③ ACCESSIBLE PERFORMANCE AREA SEATING - RAISED LAWN AREA | ⑩ DECORATIVE PERIMETER FENCE & GARDENS | ⑯ SCULPTURAL STONE / SEATWALL |
| ④ NORTHERN PACIFIC FOUNTAIN & SEATING AREA | ⑪ LIGHT & SPEAKER TOWERS | ⑰ GELATO SHOP SEATING |
| ⑤ RAISED LAWN / SEATING AREA | ⑫ MAIN AVENUE CURVILINEAR PLANTER & SEATWALL | ⑱ RECYCLED BRICK ENTRANCE PATIO |
| ⑥ EDWINTON BREWERY - RECYCLED BRICK HARD SURFACE & SEATING AREA | ⑬ OUTDOOR DINING & PATIO SPACE WITH FIREPLACE | |
| ⑦ HISTORIC STREETCAR RESTROOM FACILITY (ACCESSIBLE) | | |



BISMARCK OVERVIEW

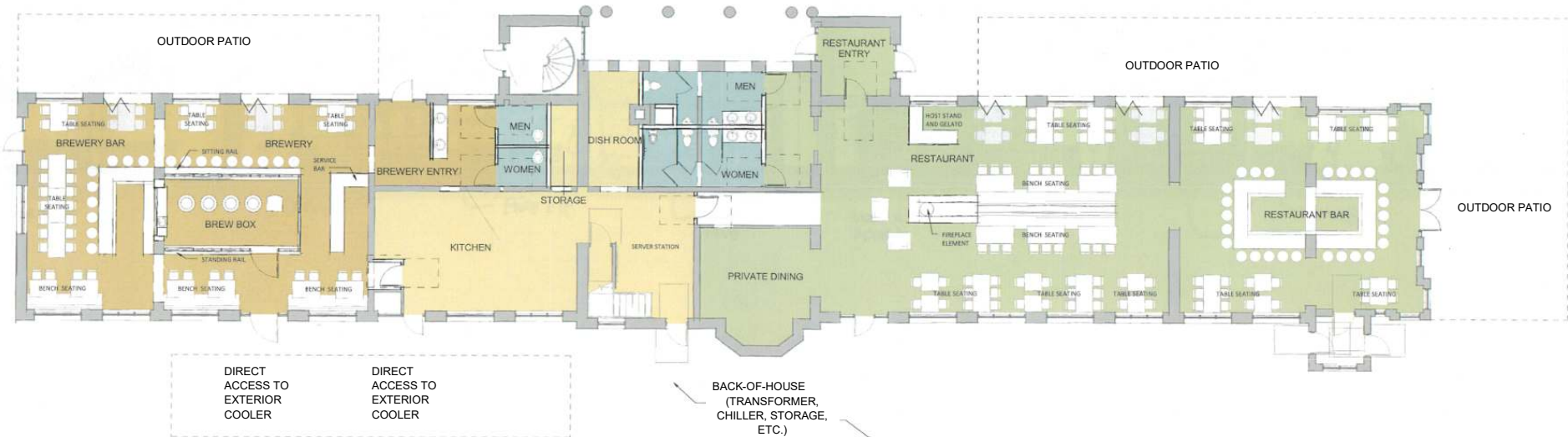
The capital of North Dakota, Bismarck is a hub of culture, history and shopping. Bismarck is the second-most populous city in North Dakota with a metropolitan population of 132,142 in 2017. In 2017, Forbes Magazine ranked Bismarck as the seventh fastest-growing small city in the United States.

The city has developed around downtown Bismarck, the center of historic development. The city's largest shopping center, Kirkwood Mall, is located near downtown with several other major national retailers located near the mall. Bismarck's two hospitals, CHI St. Alexius Medical Center and Sanford Health, are also located downtown.

Bismarck is home to some of the state's best activities. Attractions like the Dakota Zoo, the North Dakota Heritage Center and State Museum and Fort Abraham Lincoln are popular among visitors. One of Bismarck's best features, the Missouri River, offers a scenic setting for boating, fishing, and relaxation.

Five colleges and one university are located in Bismarck, contributing to the city's economy and workforce. The University of Mary is a four-year university with 3,600 students; Bismarck State College is a two-year public college, and a member of the North Dakota University System with 3,800 students.

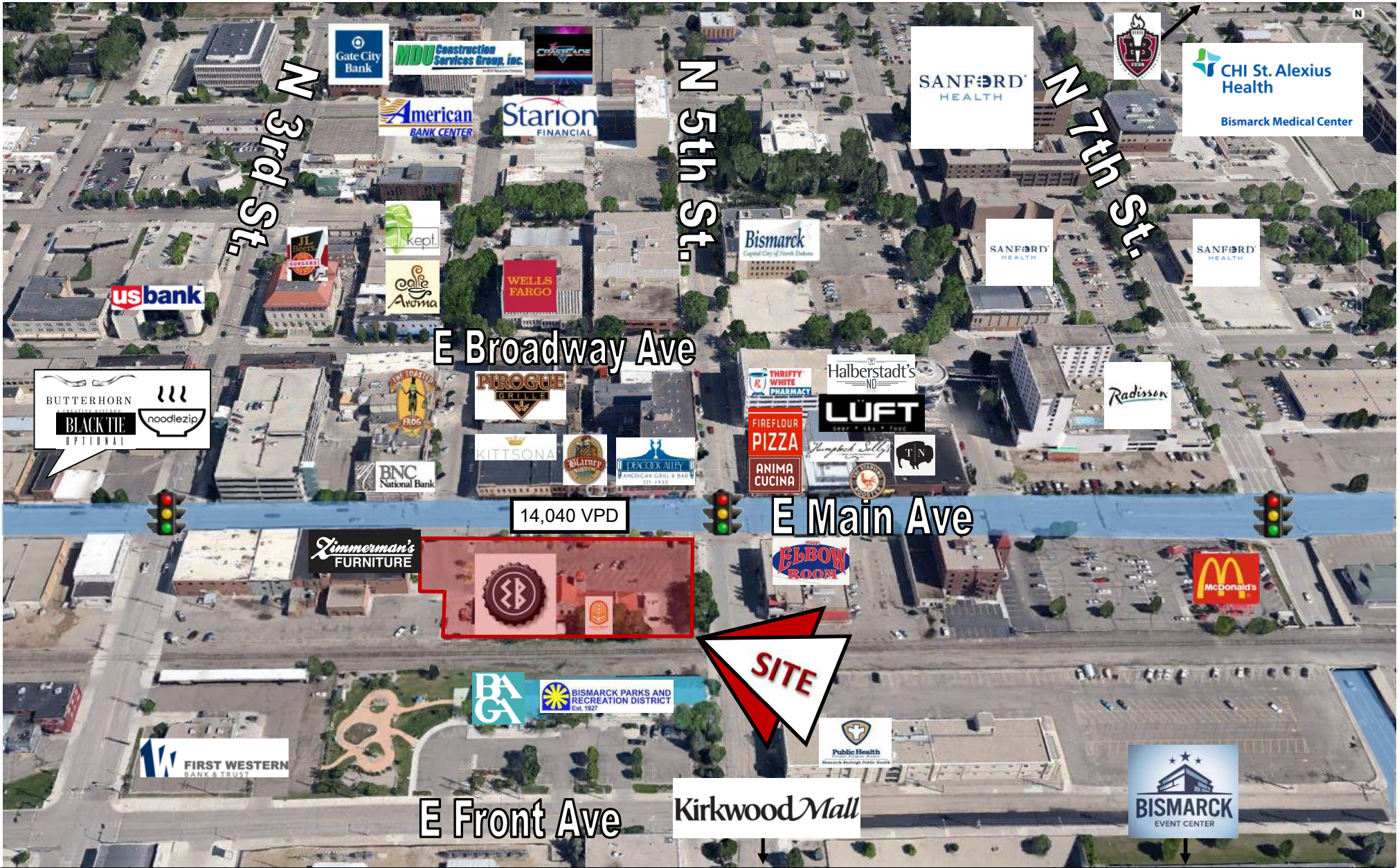
	Vacant Area
	Edwinton Brewing Company



Bill Daniel, CCIM, Broker
 701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
 701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com



14,040 VPD



Bill Daniel, CCIM, Broker
 701.220.2455
 Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
 701.391.4262
 Taylor@DanielCompanies.com

DanielCompanies.com



DANIEL COMPANIES

The Leader in Commercial Real Estate



Bill Daniel
CCIM, Broker

701.220.2455
Bill@DanielCompanies.com



Kyle Holwagner
CCIM, SIOR

701.400.5373
Kyle@DanielCompanies.com



Taylor Daniel
Commercial REALTOR®

701.391.4262
Taylor@DanielCompanies.com

Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.