

Investment Opportunity

1911 N 11th Street - Bismarck, ND

3,346 sf building / 10,500 sf lot - \$605,900



Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

DanielCompanies.com

Executive Summary for Sale

Address:	1911 N 11th Street - Bismarck, ND
Price:	\$605,900
Parcel ID:	0485-002-035
Legal Description:	TIBESAR'S 1ST BLK: 2; LOT 7
Lot Size:	10,500 sf
Building Size:	3,346 sf
Year Built:	1969
Zoning:	CG
Taxes 2020:	\$3,134.08
Specials Balance -	\$39.17

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.

Investment Opportunity

- Approx. 6.5% CAP
- Concrete Block Free Standing Building
- Current lease term through 5/31/2023 plus three 3 year options.
- Tenant responsible for all repairs and maintenance.
- Landlord responsible for Property Taxes, Building Insurance, Structure and Roof.
- Updated Interior Flooring
- Rubber Membrane Roof (10 yrs. Old)
- HVAC replaced 2017
- Currently leased to a Child Care Center
- Fenced yard
- Kitchen



DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
16,494	80,522	96,894



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$81,150	\$89,706	\$94,479



2020 POPULATION

1 MILES	3 MILES	5 MILES
13,677	66,619	87,930



EMPLOYEES

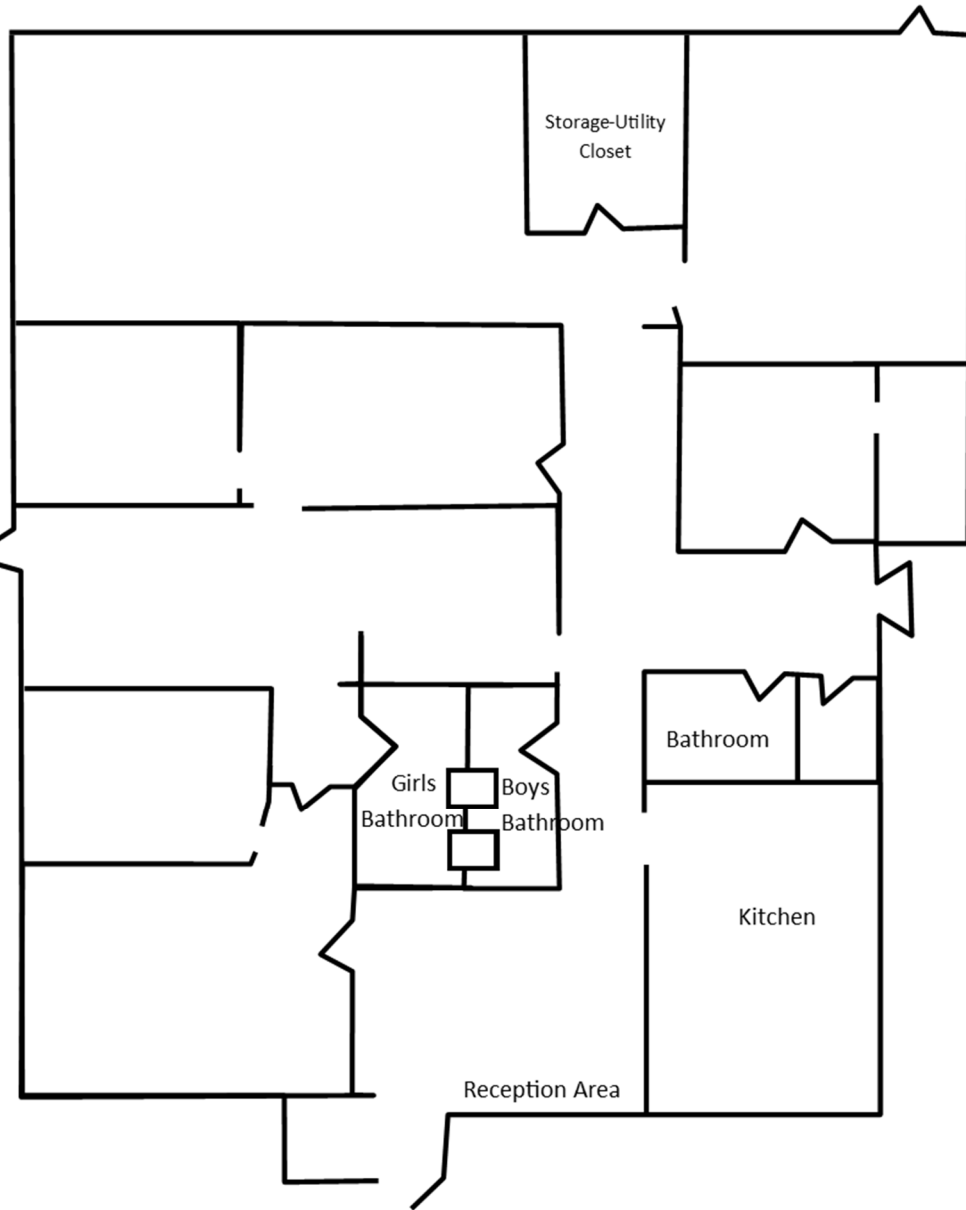
1 MILES	3 MILES	5 MILES
11,912	61,069	68,183

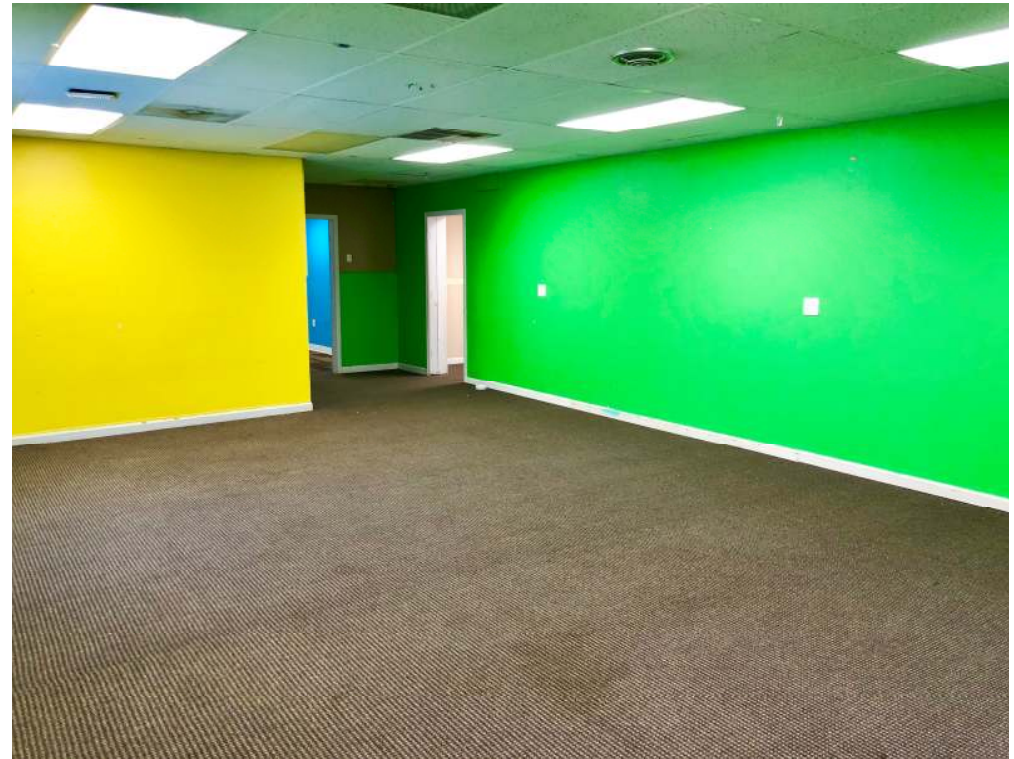


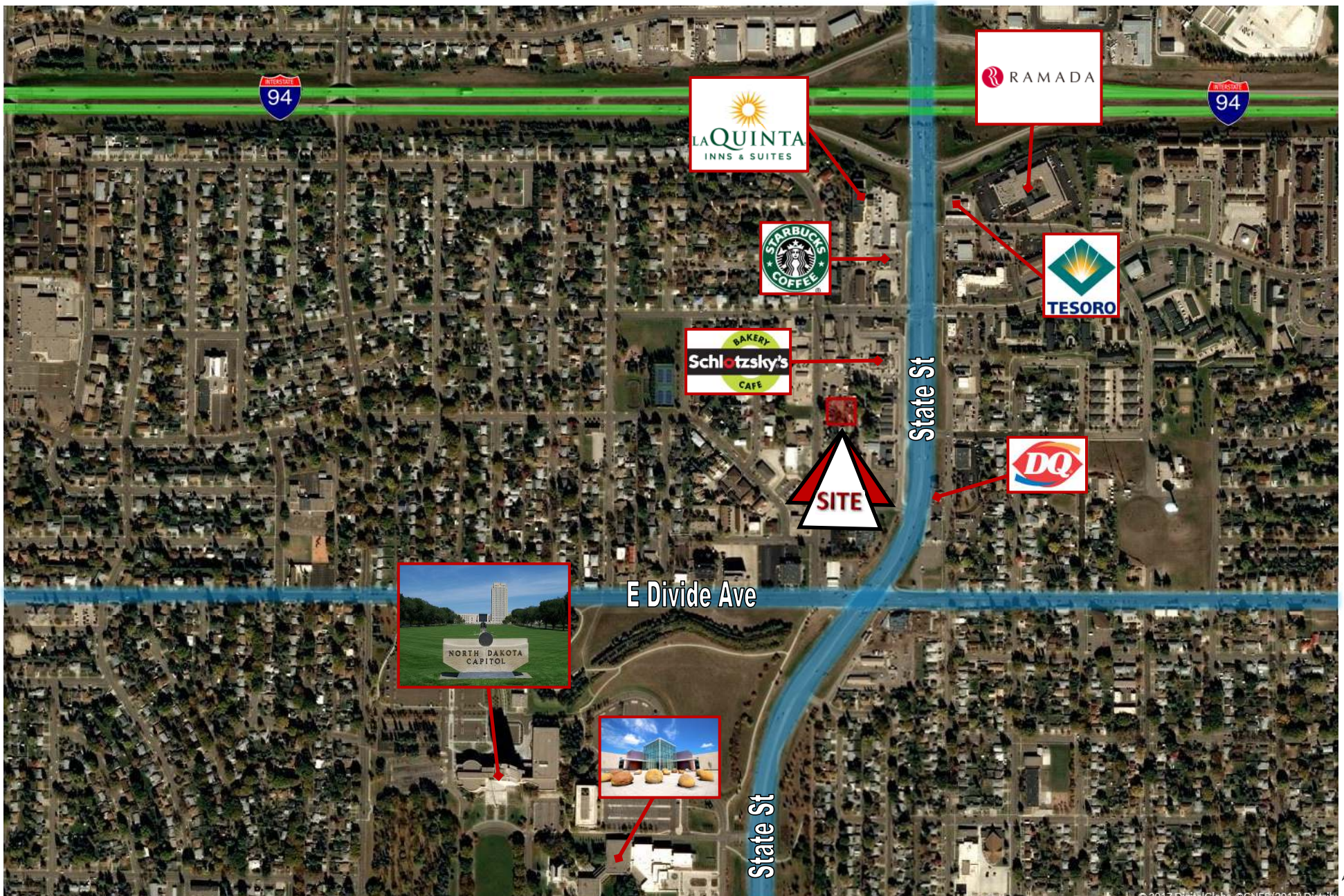
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Floor Plan







Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.



Nationally Recognized Education

When it comes to education, Bismarck-Mandan takes no chances. We demand quality education from pre-school through post-graduate degrees. Whether public or private, education is a top priority for this community.

Elementary and secondary education in Bismarck-Mandan ranks above average in the nation. October 2013 North Dakota State Assessment scores indicated that 77% of students in grades 3-8 are advanced or proficient in reading and math. In 2009 Mandan opened a new middle school with advanced classroom capabilities that cater to students who are excited to be part of a new era of education.

Bismarck growth has led to the completion of two new elementary schools, Sunrise Elementary in 2010 and Liberty Elementary in 2014. In August 2015 Bismarck Public Schools opened Legacy High School.

Options in private education abound in Bismarck-Mandan. In 2012 Catholic parishes of Bismarck came together to form the Light of Christ Catholic Schools. This includes three elementary schools, a middle school and newly built high school in 2019. Other private education options include Montessori schools, Shiloh Christian School and Dakota Adventist Academy.

Together Bismarck-Mandan hosts four public and three private high schools. The graduation rate is consistently more than 80%, close to 90% of seniors plan to pursue higher education, and ACT test takers score higher than national average.

Higher Education in Bismarck-Mandan is also in the increase. With twelve institutions of higher learning we have provide continuing education and attract students from across the nation. Bismarck State College, a two year college offering associate degrees as well as vocational technology degrees has been designated the National Power Plant Operations Technology and Education Center.

University of Mary is a private Catholic university that offers more than 60 undergraduate, 14 master's degrees and three doctoral programs.

United Tribes Technical College provides an outstanding education to the Native American people of our region and around the country. It is a regionally accredited institution, having achieved accreditation through the Higher Learning Commission of the North Central Association of Colleges and Schools.

NDSU Nursing at Sanford Health offers an upper-division program leading to a Bachelor of Science in Nursing.





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The Leader in Commercial Real Estate



**Bill Daniel, CCIM | President
Commercial Broker**

701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President
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.