



**Upscale Office / Shop Business Unit  
214 Riverwood Av – Mandan ND**

- **Sale Price**  
**\$215,000**
- **Building Size**  
**2,125**
- **Condo Unit (\$100/mo fee)**  
.. snow removal  
.. exterior lighting  
**Maintenance**
- **Year Built: 2007**
- **Taxes: \$393 (tax exemption)**
- **Special Assessments**  
**Installment \$609.96**  
**Balance \$4,498.25**

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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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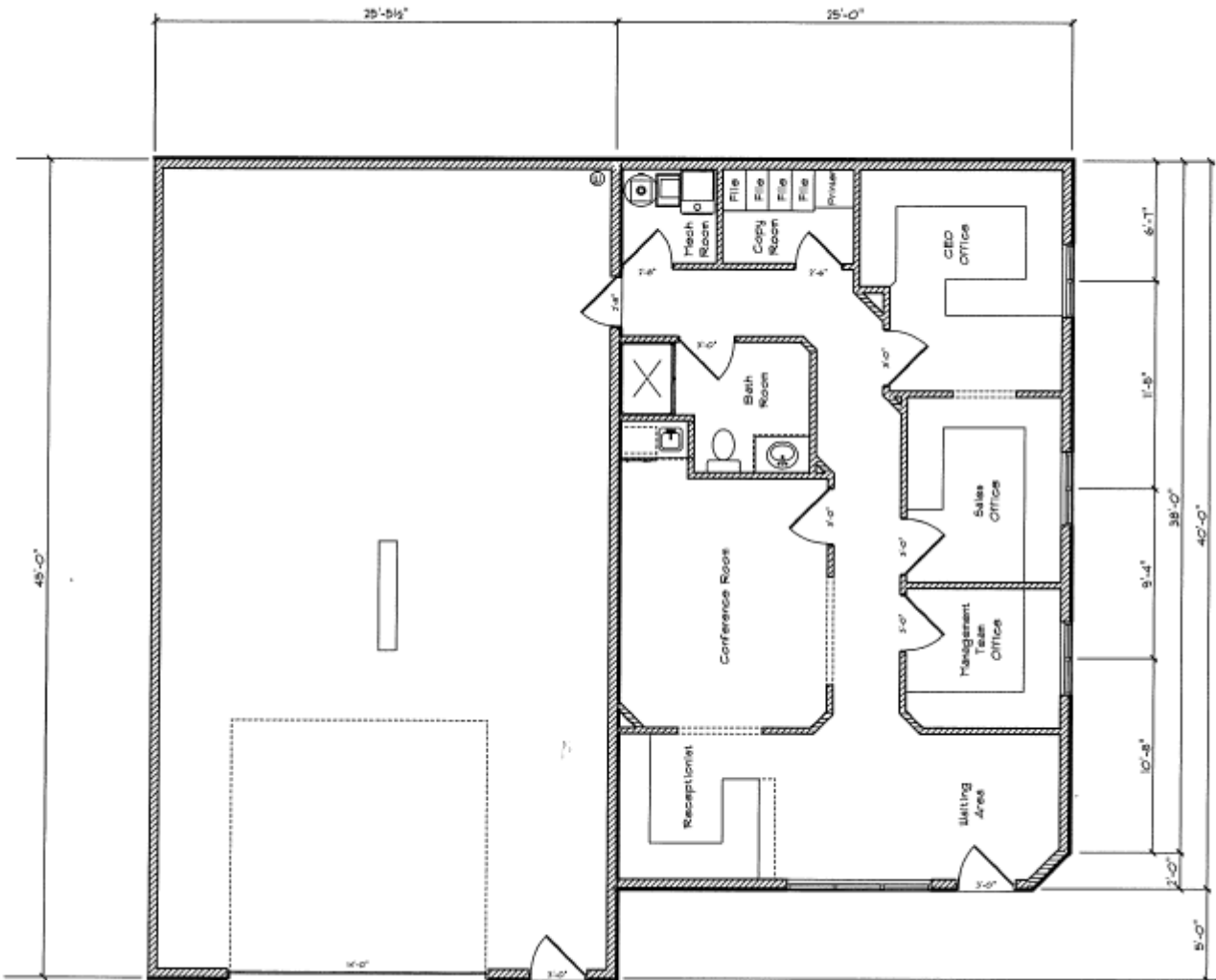
## 214 Riverwood Av

- **Potential Uses**
  - Construction Related Business
  - Professional Office Use – with indoor parking & storage
  - Tech Companies
  - Service Related Companies
  - Sales / Distribution Office – with attached warehouse
  
- **Area Businesses Include**
  - Riverwood Auto & RV
  - Northland Auction
  - Burning Desires
  - Twin City Implement
  - Marshall Lumber Co
  - American Welding & Glass
  - Scooter Shak
  - McDonalds
  - Mandan Steele Fabrication
  - Dirk Plumbing & Heating
  - Mastel Dairy Supply
  - Pro Finish
  - Mandan Rodeo Grounds
  - XL Homes
  - Do-Mor Inc
  - Dacotah Speedway
  - Prairie West Golf Course
  
- **Zoned CB**
- **Condo Unit**
  - Upscale office suite – 1,000 sf
  - Reception area with custom work station
  - 3 private offices
  - ADA restrooms
  - Conference room with wet bar
  - Custom quality woodwork and dry wall finished throughout
  - Abundance of windows with south and west exposures
  - Large concrete parking area
  - End Cap unit
  
- **Shop / Warehouse Area**
  - 4” concrete with floor drain
  - Mezzanine storage area – 16’ X 25’
  - Forced air suspended heater – natural gas
  - Custom epoxy floor finish
  - Large shop sink

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## Building Layout



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## ABOUT BISMARCK-MANDAN

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

Bismarck area 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

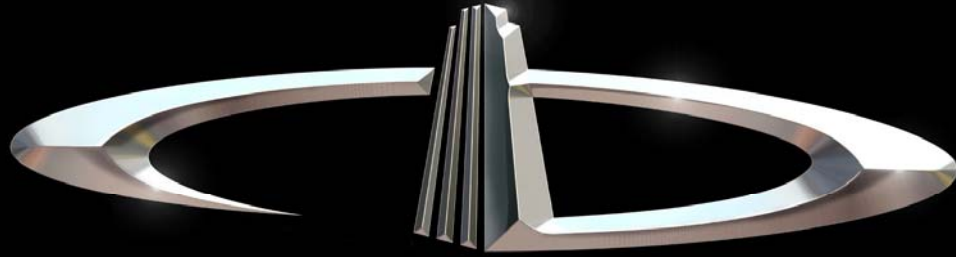
#1 Least Stressful Small City – Sperling's Best Places

#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



# 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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