

# Retail / Office Space

1035B E Interstate Ave

Bismarck, ND



Kyle Holwagner, CCIM, SIOR  
701.400.5373

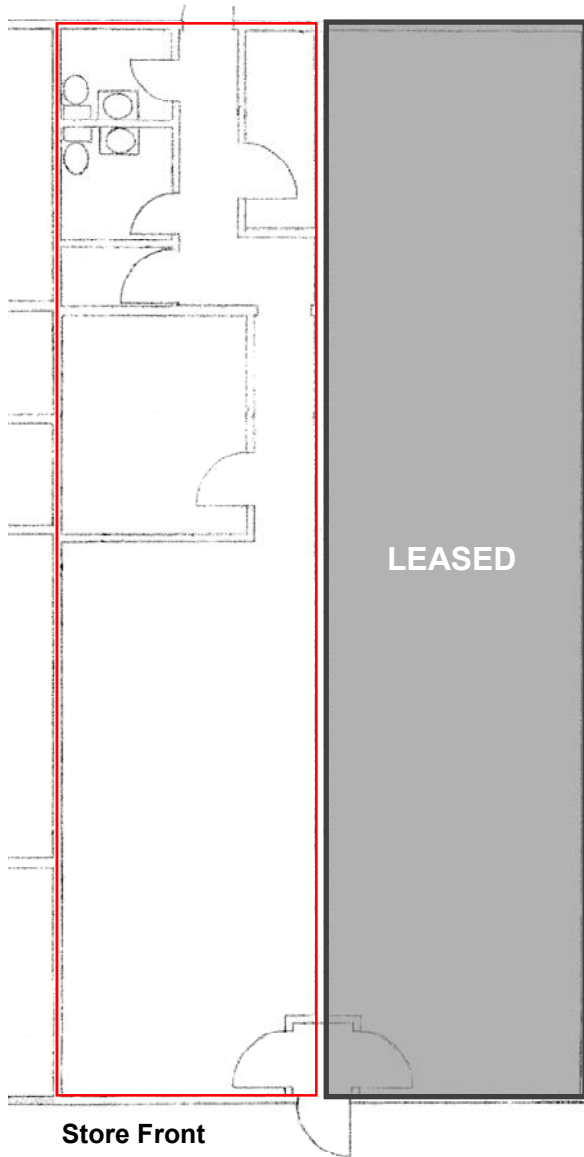
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**Alley Access**



**Possible Uses:**

- Retail
- Accountants
- Law Office
- Financial Broker
- General Office



**Lease: \$15 psf = \$1200 mo. plus  
RE Taxes over the Base Year,  
Utilities, & Pro-rata Snow  
Removal**

- Space: 960 sf
- One Private Office
- 2 Restrooms
- Located Just Off State St. & I-94
- Large Open Retail Area
- Off-street Parking for Employee & Clients
- Good Access & Great Visibility

**1031 E Interstate Ave**

- Common Entrance
- Store Front Window
- Building Signage
- Pylon Signage (Additional Charge)

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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## Area Businesses:

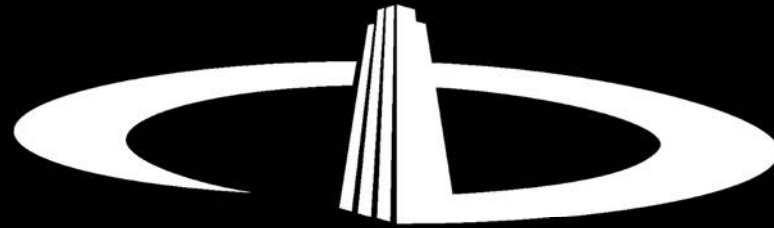
- Gateway Fashion Mall
- Wells Fargo Bank
- Comfort Inn & Suites
- LongHorn Steakhouse
- Hobby Lobby
- A & B Pizza
- Hong Kong Restaurant
- Dan's Supermarket
- Bob's Photo
- China Star
- Paradiso Mexican Restaurant
- Motel 6
- County House Deli
- Bead Chicks
- Luna Fusion
- Jay's Pawn Shop
- Turrito's Dry Cleaners



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