

Spaedy Office Plaza

2400 E Broadway Ave.

Bismarck, ND



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Investment Property

Financials and rent roll are available upon request to Qualified Buyer

- **Sale Price: \$1,975,000**
- Building Size: 43,416 SF; Lot Size: 90,000 SF
- Built in 1959 with several updates
 - 70% of building remodeled in 1998
 - New windows installed in 1998
 - 3 New boilers installed December 2015
 - New flat roof installed December 2015
 - New "Brain Box" to monitor the HVAC System installed March 2017-monitored remotely by Energy Tech Systems
 - New carpet on 2nd floor, new flooring & paint
 - Electrical ampere installed 1600 amps
 - Fiber optic installed
- Zoned CG Commercial
- Elevator, Restrooms, Kitchens
- 2 Garages w/ Overhead Door
- Large Surfaced Parking Lot
- PID#: 0105-044-001 / Taxes: \$28,112
- Specials: \$4,924 Installment; \$18,375 Balance
- Building currently has 52.2% of tenant occupancy
- Current space on the Market: 9,875 sf



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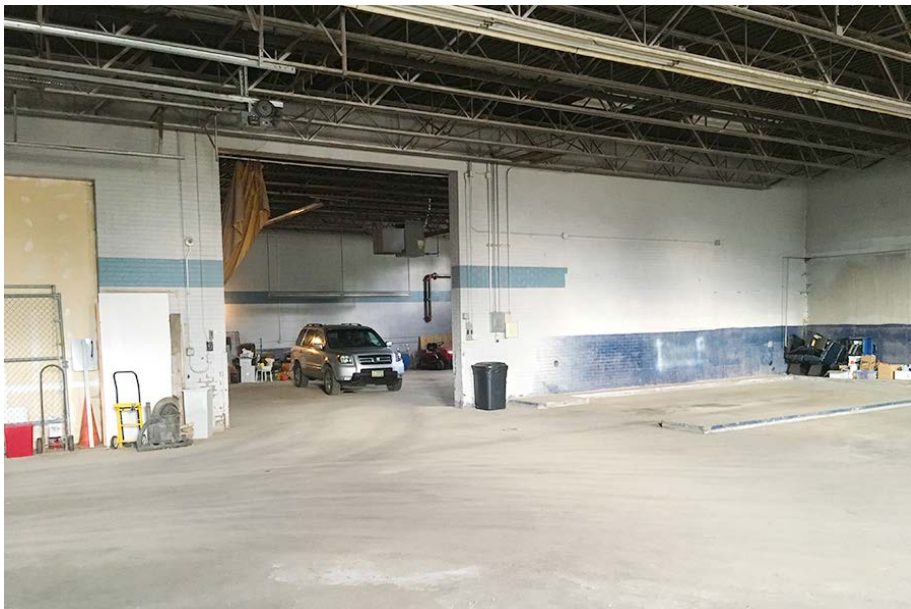
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All Property visits must be approved by listing broker.

Absolutely no contact with tenants, management, ownership or governmental agency without approval from listing brokers.

DO NOT CONTACT MANAGER OR DISTURB OCCUPANTS

Please contact listing broker before any visit to the site

Thank you



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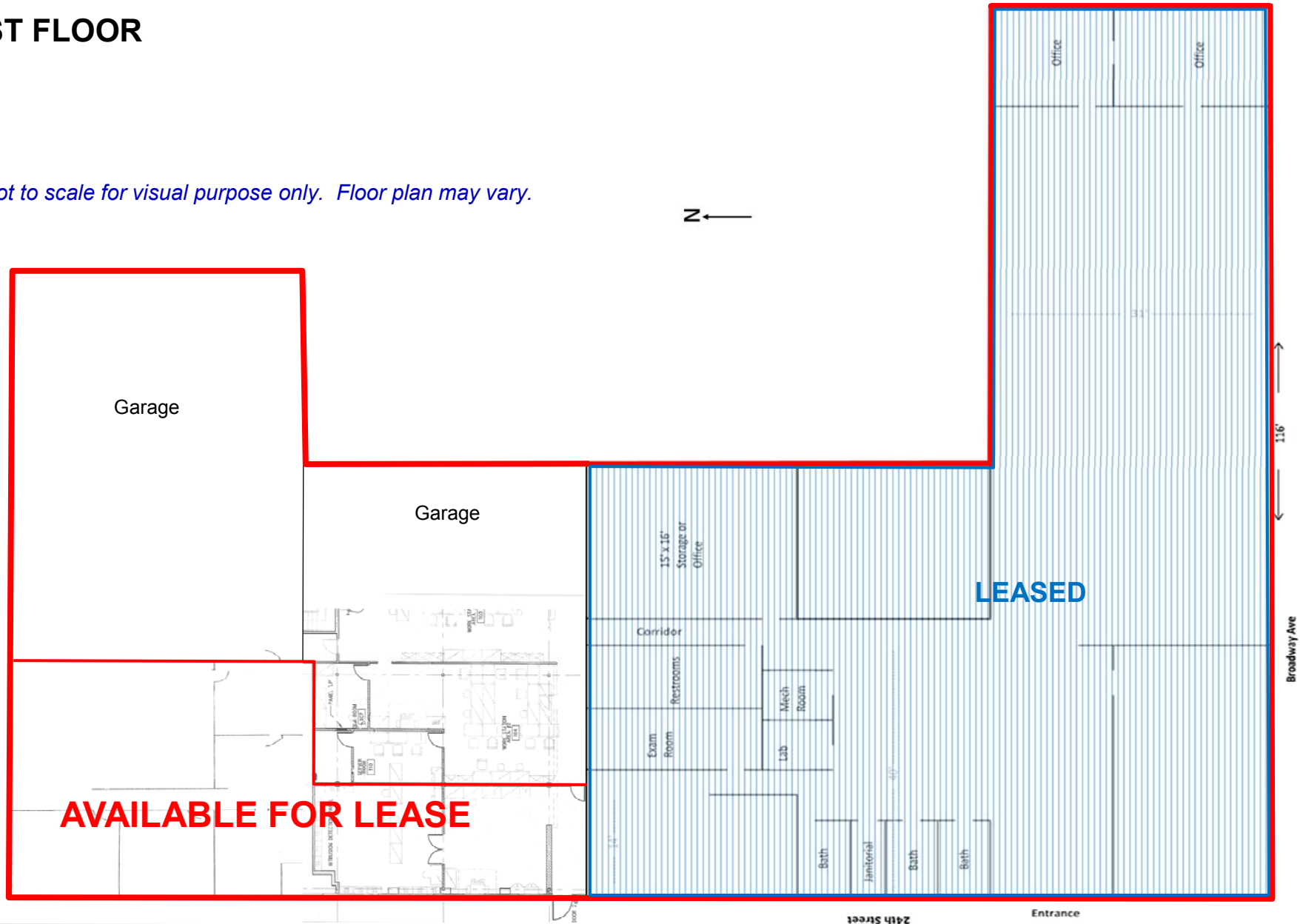
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1ST FLOOR

** Not to scale for visual purpose only. Floor plan may vary.*



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2ND FLOOR



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24th St

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E. Broadway Ave

FOR SALE


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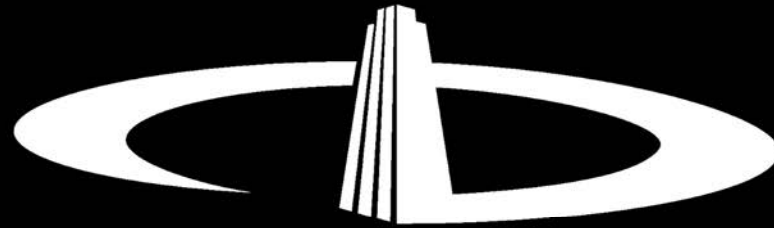
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