

Owner / User Investment Property Two Building Strip Center

2600 & 2702 E Rosser Ave - Bismarck, ND
\$3,500,000



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	2600 E Rosser Ave	2702 E Rosser Ave
Parcel ID:	0655-001-001	0655-001-025
Lot Size:	95,288 sf	38,665 sf
Taxes 2017:	\$28,080.75	\$9,930.17
Zoning:	CA	CA
Specials:		
Balance -	\$31,886.86	\$23,790.17
Installment -	\$8,655.14	\$4,905.18

Sale: \$3,500,000

2600 E Rosser Ave

- Zoned CA
- Corner C-Store leased to Loaf N' Jug - 3,278 sf
- 15,000 sf leased to University of Mary Physical Therapy will occupy through September 2020
- High Traffic Corner

2702 E Rosser Ave

- Zoned CA
- 7,848 sf of retail / medical / service space available
- Front and back door parking
- New Construction, new owner or tenants can customize interior



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*Interiors
by
France*

Rosser Ave

16,280 VPD

SITE


Loaf'N'Jug

 **UNIVERSITY
of MARY**


Grade School

**7,848 sf
Available**

26th St


**Fraternal Order
of Eagles**


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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.