

# Eastdale Plaza Two Building Strip Center

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



Taylor Daniel, Commercial REALTOR®  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

Bill Daniel, CCIM, Broker  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

	<b>2600 E Rosser Ave</b>	<b>2702 E Rosser Ave</b>
<b>Address:</b>	2600 E Rosser Ave	2702 E Rosser Ave
<b>Lot sf:</b>	95,288 sf	38,665 sf
<b>Building sf:</b>	18,277 sf	7,848 sf
<b>Zoning:</b>	CA	CA
<b>Taxes 2018:</b>	\$18,985.10	\$4,801.77
<b>Specials:</b>		
<b>Balance -</b>	\$24,474.42	\$19,820.11
<b>Installment -</b>	\$8,655.14	\$4,905.18
<b>Parcel ID:</b>	0655-001-001	0655-001-025
<p>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.</p>		

'Eastdale Plaza', at the high traffic corner of 26th St. & Rosser Ave. has massive potential for an investor to get creative and capitalize on this unique investment opportunity! Eastdale Plaza is currently anchored by long term tenant Loaf N' Jug Gas & C-store and the University of Mary's physical therapy program which currently leases 15,000 sf. A new 7,848 sf retail / service multi-use building was constructed on the east lot of the Eastdale complex. This steel building currently is a 'cold shell' offering the new owner an opportunity to buildout to suit for their own use, or for a tenant occupy if purchased for investment only. Unlimited potential to capitalize on this high traffic count, easy access, and great visibility location which assures the buyer long term investment stability.

## **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 through August 31st, 2020
- High Traffic Corner - 16,280 Vehicles Per Day

## **2702 E Rosser Ave**

- Vacant - Cold Shell
- 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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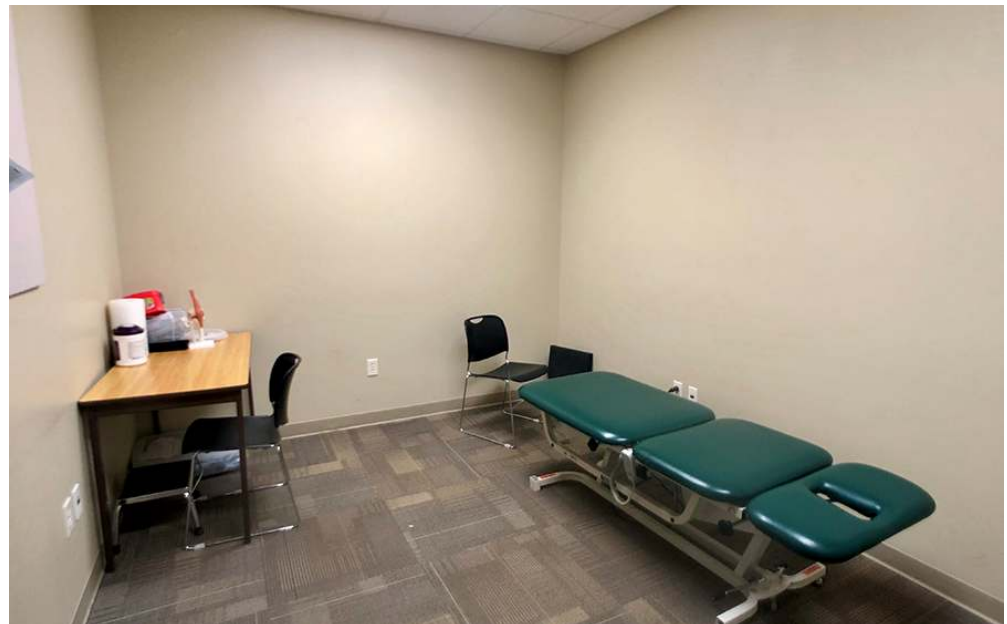


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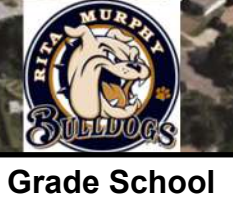
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E Ave A



E Ave A



Rosser Ave

16,280 VPD

Rosser Ave

7,848 sf  
Vacant

26th Street



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# DANIEL COMPANIES

The Leader in Commercial Real Estate



**Bill Daniel**  
CCIM, Broker

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701.220.2455  
Bill@DanielCompanies.com



**Kyle Holwagner**  
CCIM, SIOR

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701.400.5373  
Kyle@DanielCompanies.com



**Taylor Daniel**  
Commercial REALTOR®

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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.

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