

The Historic Bismarck Depot

401 E Main Ave - Bismarck, ND

Reduced to \$3,300,000

**PRICE
SLASHED**



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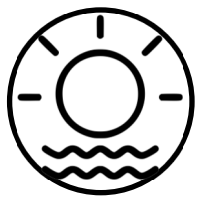
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Executive Summary for Sale

Parcel ID:	0001-010-001
Address:	401 E Main Ave - Bismarck, ND 58501
Legal Description:	ORIGINAL PLAT Block: 10 TRACT 411 of LOTS 1-12
Property Name:	Bismarck Depot
Price:	\$3,300,000
Lot Size:	1.19 acres / 51,621 sf
Gross Building Area:	10,088 sf
Year Built:	1901
Zoning:	Downtown Core
Taxes 2018:	\$18,496.73
Specials:	No Specials

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.



DAYTIME POPULATION

.5 Mile	15,787
1 Mile	29,563
3 Mile	79,185



401 East Main Avenue has a Walk Score of 81 out of 100. This location is Very Walkable so most errands can be accomplished on foot. This location is in the Downtown neighborhood in Bismarck. Nearby parks include Custer park, Kiwanis Park and Riverside Park.

PRICE SLASHED!

Originally \$4,250,000

NOW \$3,300,000

- Major improvements / renovations over the past 2 years
- Price does not include Edwinton Brewing Company or FF&E
- 95 parking spaces on-site.
- On the National Registry of Historic Places
- Second Floor Office is vacant.

Click here

For the interactive video of the Potential Depot Plaza

<https://youtu.be/IT14BWtpppM>



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Once in a Life Time Iconic Investment Opportunity

- Invest in a legacy for your community or family
- Only major historic property purchase opportunity in the Dakotas.
- Develop the Depot Plaza concept with naming opportunities for your company or family
- Make your mark on Bismarck's past / future
- Great opportunity for a corporate or association headquarters, event center, cultural / art center, food hall, restaurant, pub, bank or retail uses.

History of the Northern Pacific Railway Depot



The role of the Northern Pacific Railroad in the founding and development of the Bismarck community was significant. The NP Depot remains as a symbol of that importance in our city.

- Fun Facts:

- Completed in December, 1901, at a cost of \$33,601.
- Cass Gilbert designed the MN state capitol building and the leftover marble from that project was sent to Bismarck and ground up and used in building the Bismarck Depot structure.
- By 1916, the Northern Pacific Depot was serving 24 passenger trains daily.
- Listed on the National Register of Historic Places in 1977.



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5th Street

Main Avenue

12,955 VPD

95 On-site
Parking
Spaces



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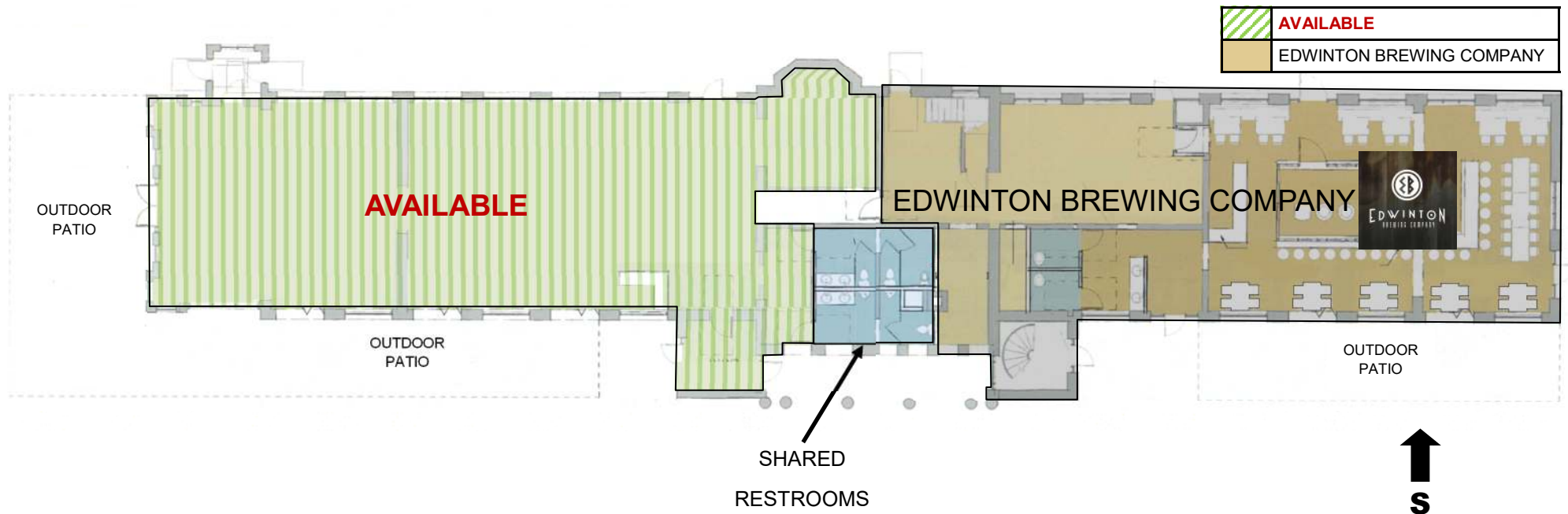
BISMARCK OVERVIEW

The capital of North Dakota, Bismarck is a hub of culture, history and shopping. Bismarck is the second-most populous city in North Dakota with a metropolitan population of 132,142 in 2017. In 2017, Forbes Magazine ranked Bismarck as the seventh fastest-growing small city in the United States.

The city has developed around downtown Bismarck, the center of historic development. The city's largest shopping center, Kirkwood Mall, is located downtown with several other major national retailers located near the mall. Bismarck's two hospitals, CHI St. Alexius Medical Center, Mid Dakota Clinic, and Sanford Health, are also located downtown.

Bismarck is home to some of the state's best activities. Attractions like the Dakota Zoo, the North Dakota Heritage Center and State Museum and Fort Abraham Lincoln are popular among visitors. One of Bismarck's best features, the Missouri River, offers a scenic setting for boating, fishing, and relaxation.

Five colleges and one university are located in Bismarck, contributing to the city's economy and workforce. The University of Mary is a four-year university with 3,600 students; Bismarck State College is a two-year public college, and a member of the North Dakota University System with 3,800 students.

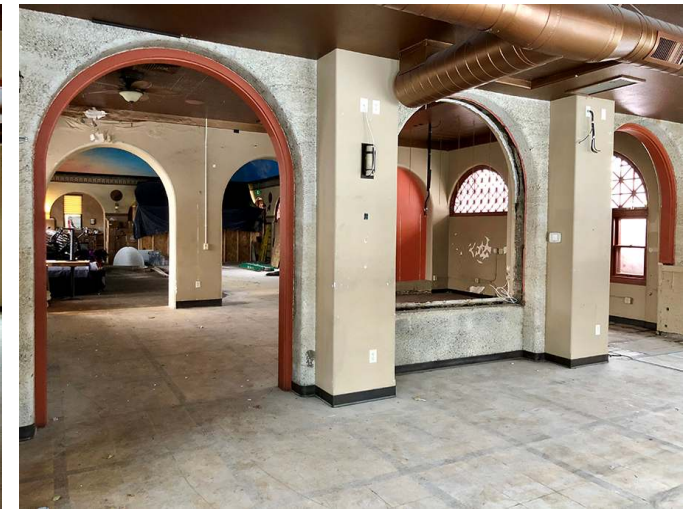


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Fantastic development opportunity in the vacant east areas of the Depot Building.

Stunning architectural features make this a 'once in a lifetime opportunity'.

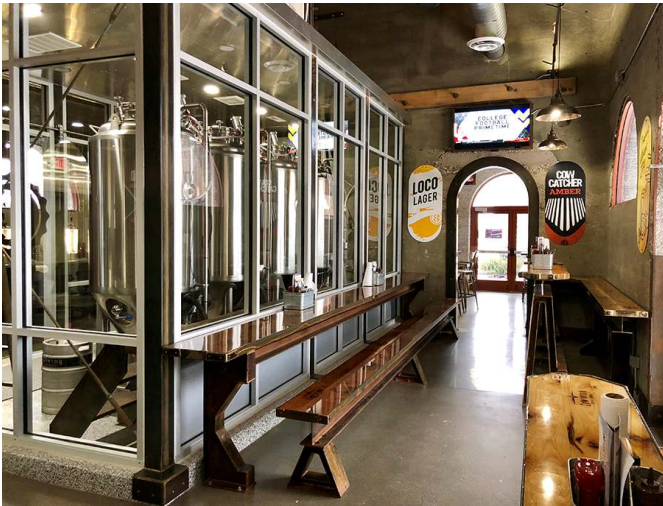


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Edwinton Brewing Company is a quaint treasure in Downtown Bismarck offering outstanding beer, food, and atmosphere



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Edwinton Brewing Company's large kitchen is sized to accommodate additional restaurant or event space in the remainder of the building.

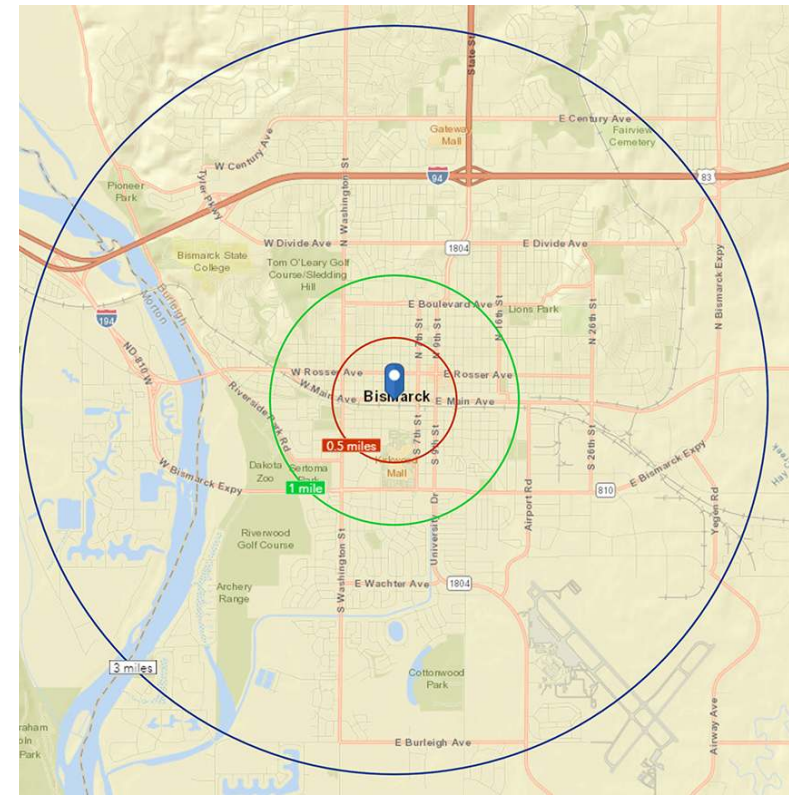
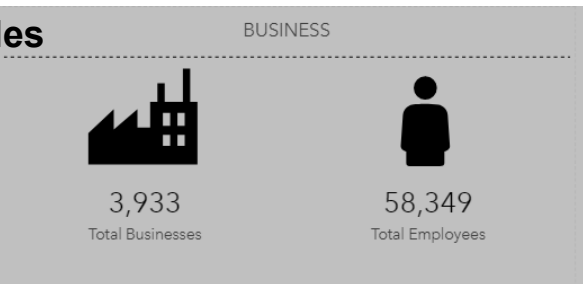
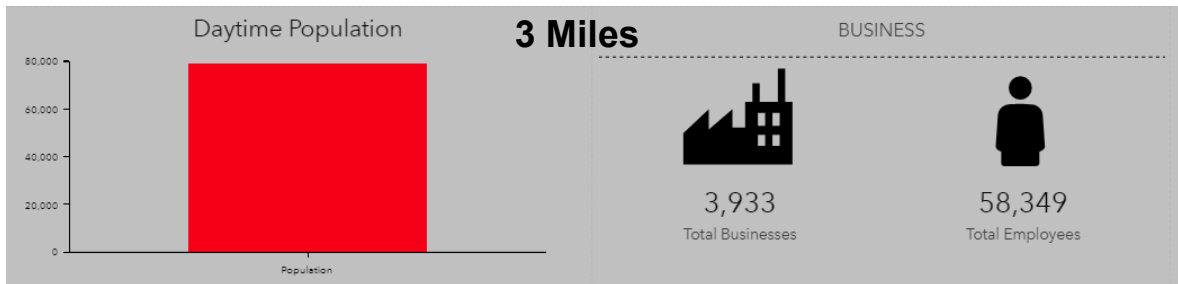
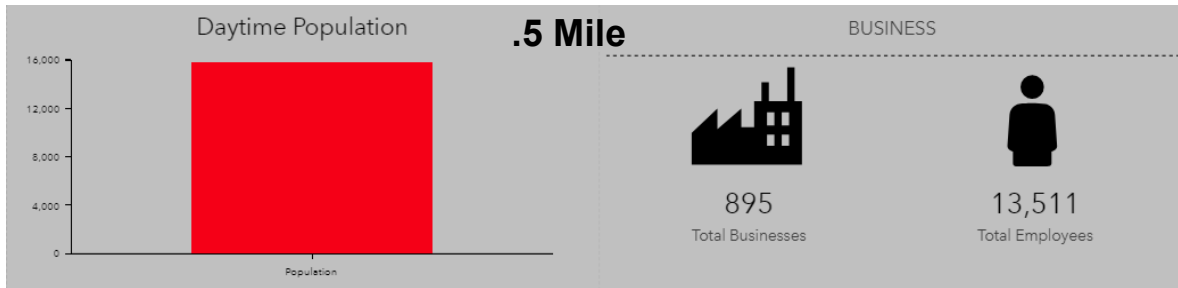


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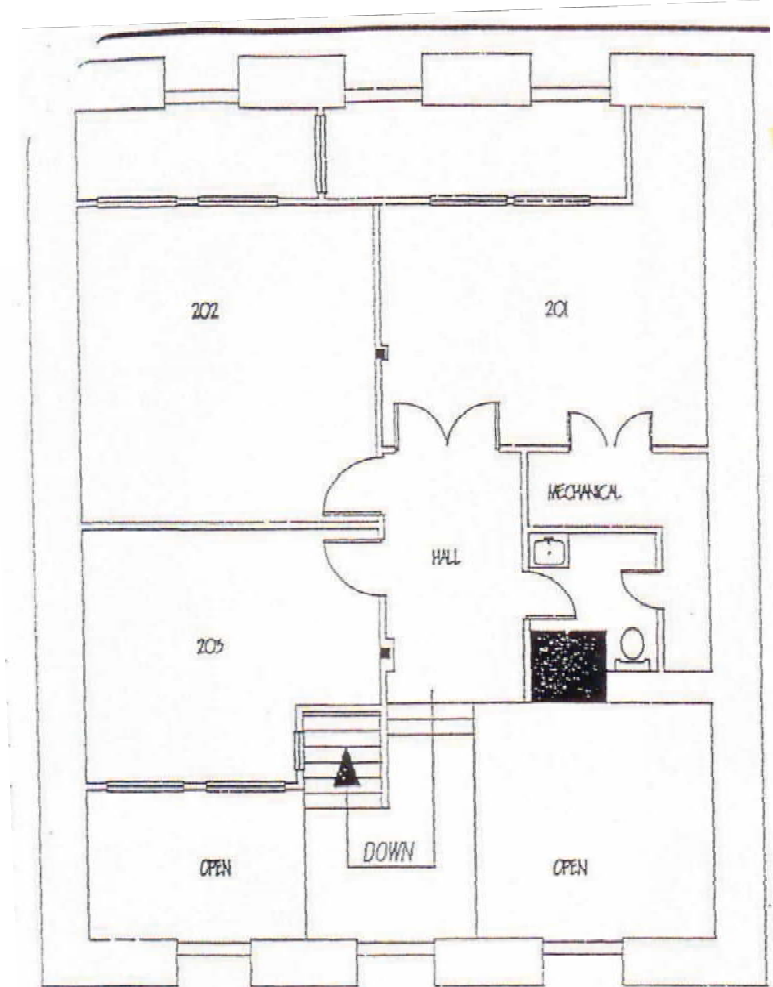
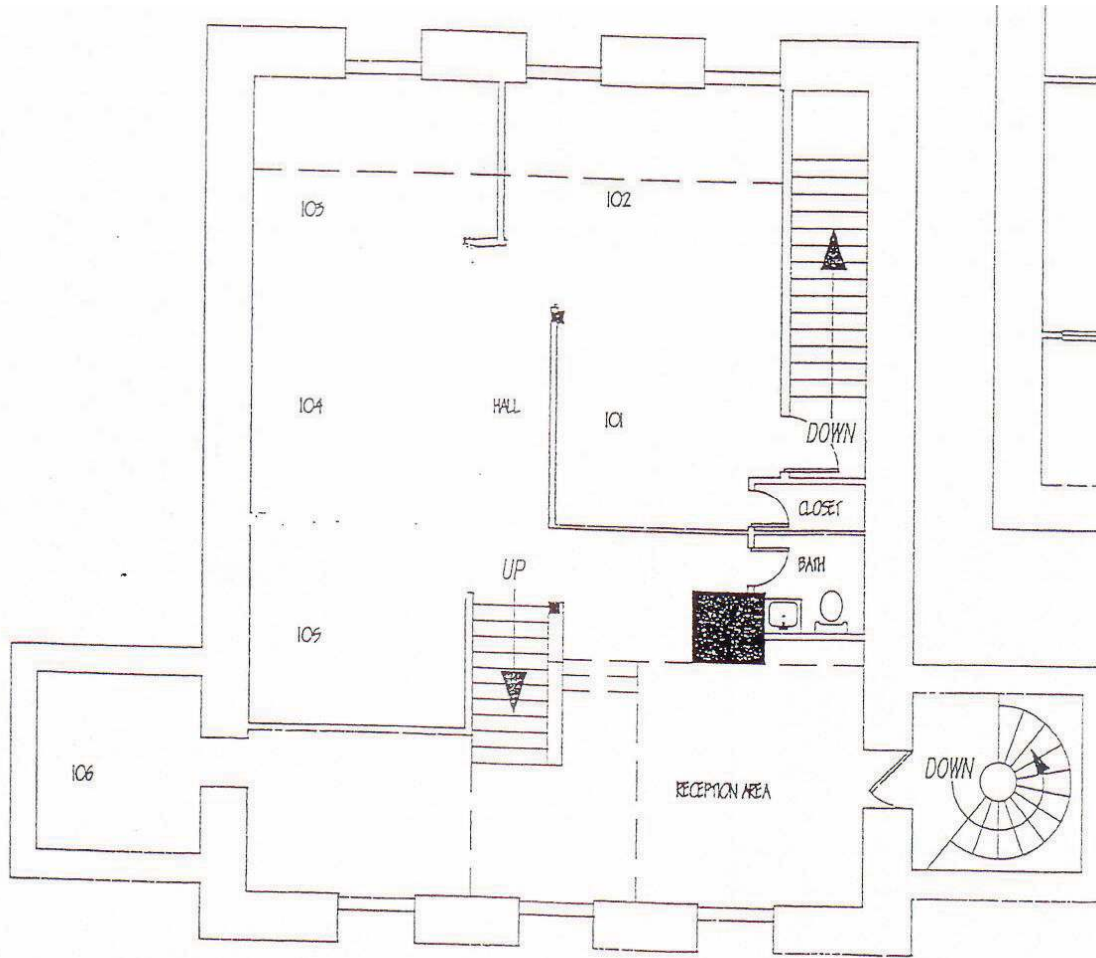
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Demographics

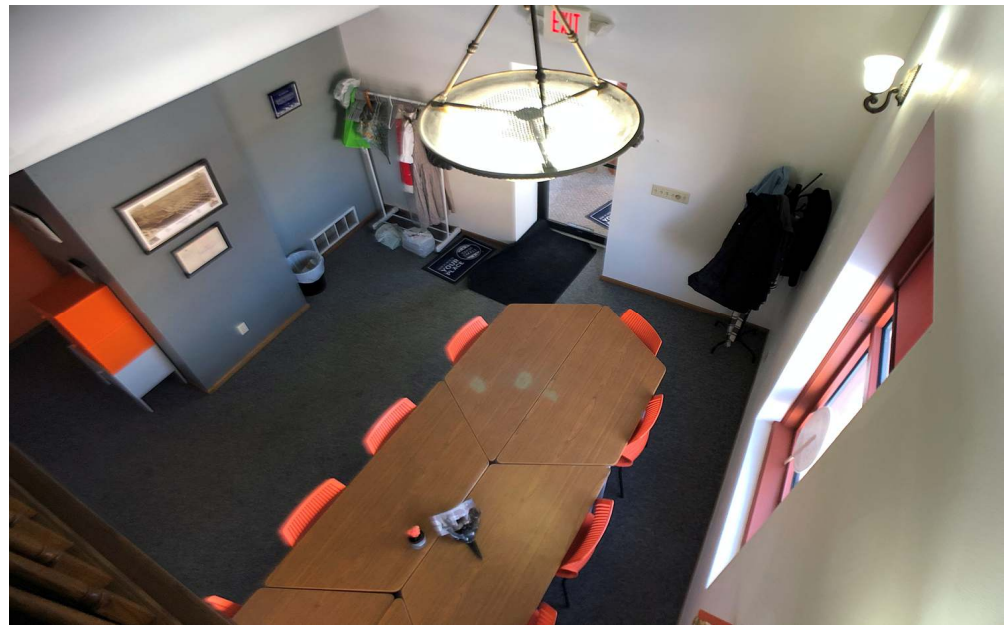


	2018 Population	Daytime Population	Businesses	Employees
.5 Mile	2,618	15,787	895	13,511
1 Mile	13,900	29,563	1,511	25,160
3 Miles	65,125	79,185	3,933	58,349

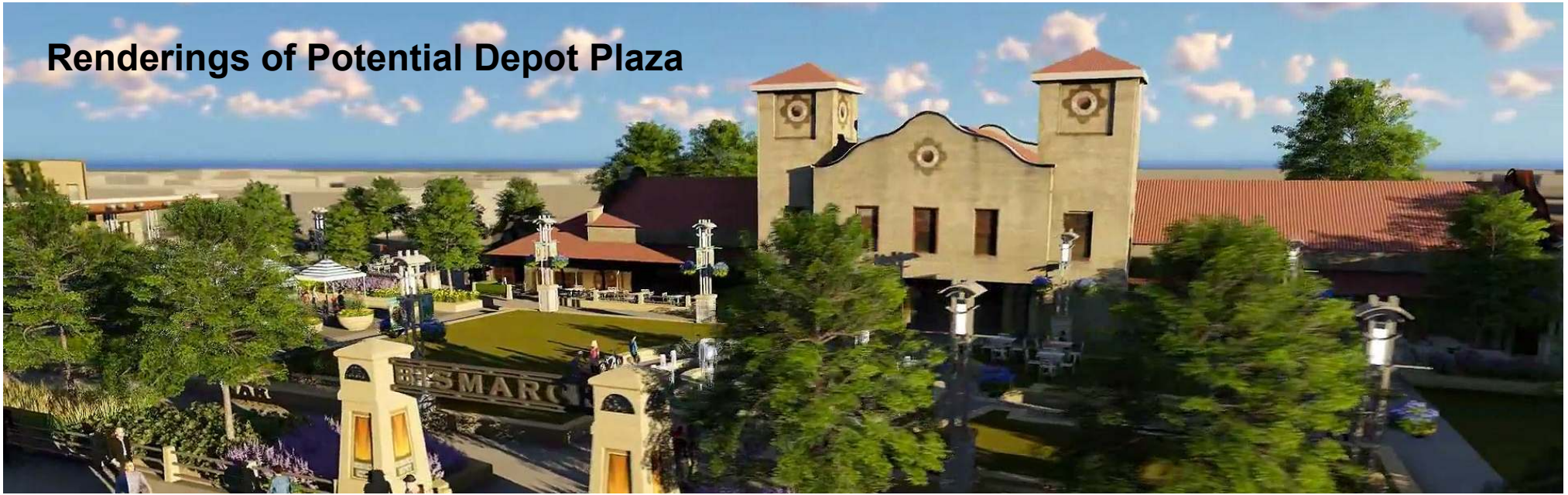
Second and Third Level Floor Plans



- Private Offices
- Open Work Area
- Open Conference Area
- Private Bathrooms
- Break Area with Wet Bar
- Great Views of Downtown



Renderings of Potential Depot Plaza

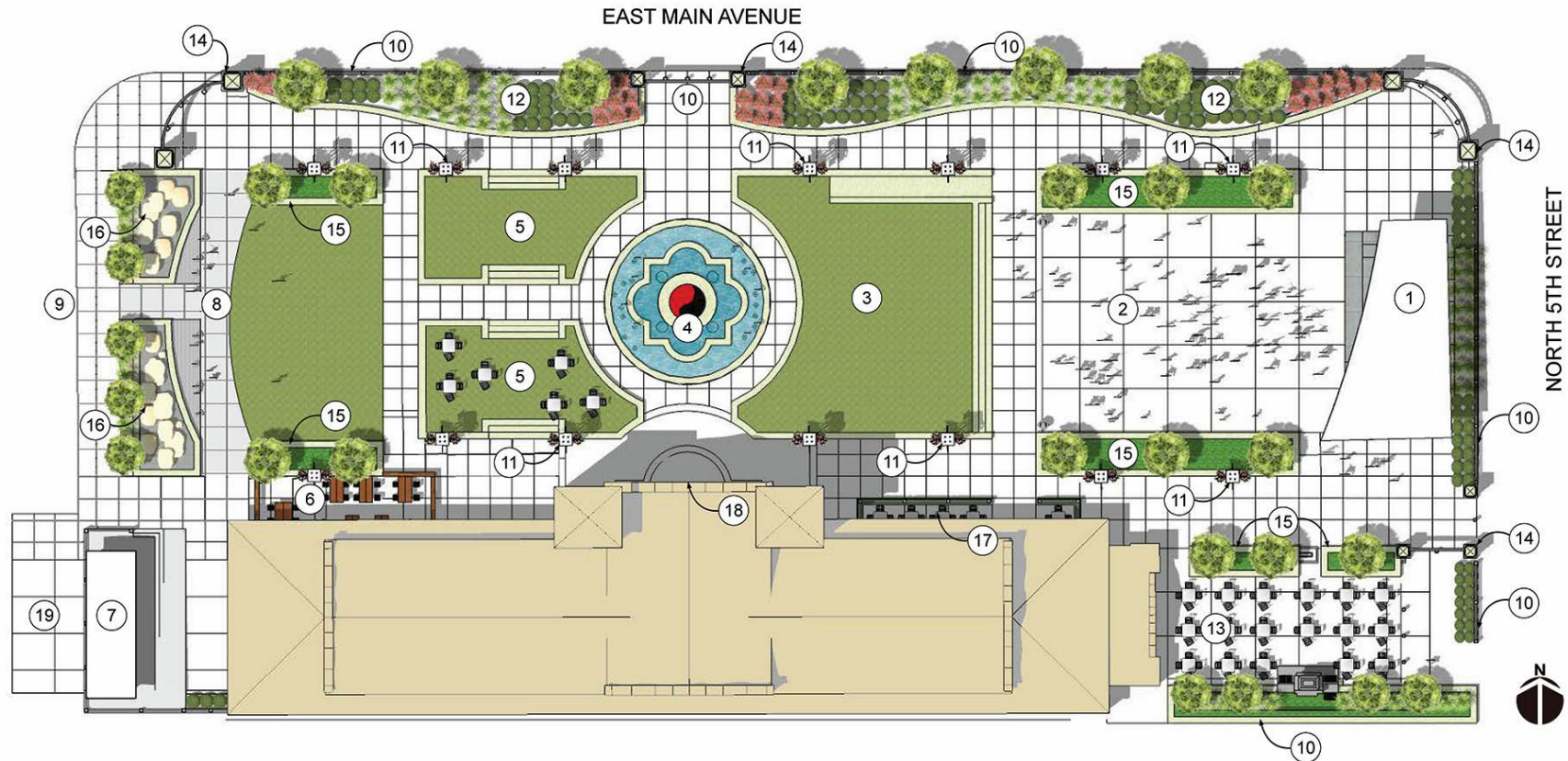


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Click here for Interactive Video of Plaza: <https://youtu.be/IT14BWtpppM>



- | | | |
|---|---|----------------------------------|
| ① ACCESSIBLE PERFORMANCE STAGE & CANOPY | ⑧ CHILDREN'S SPRAY PARK & AT-GRADE LAWN AREA | ⑭ PLAZA ENTRANCE MONUMENT & SIGN |
| ② PERFORMANCE AREA PLAZA / WINTER SKATING AREA | ⑨ PAVED STREET VENDOR / FLEXIBLE SPACE | ⑮ PLANTER / SEATWALL |
| ③ ACCESSIBLE PERFORMANCE AREA SEATING - RAISED LAWN AREA | ⑩ DECORATIVE PERIMETER FENCE & GARDENS | ⑯ SCULPTURAL STONE / SEATWALL |
| ④ NORTHERN PACIFIC FOUNTAIN & SEATING AREA | ⑪ LIGHT & SPEAKER TOWERS | ⑰ GELATO SHOP SEATING |
| ⑤ RAISED LAWN / SEATING AREA | ⑫ MAIN AVENUE CURVILINEAR PLANTER & SEATWALL | ⑱ RECYCLED BRICK ENTRANCE PATIO |
| ⑥ EDWINTON BREWERY - RECYCLED BRICK HARD SURFACE & SEATING AREA | ⑬ OUTDOOR DINING & PATIO SPACE WITH FIREPLACE | |
| ⑦ HISTORIC STREETCAR RESTROOM FACILITY (ACCESSIBLE) | | |

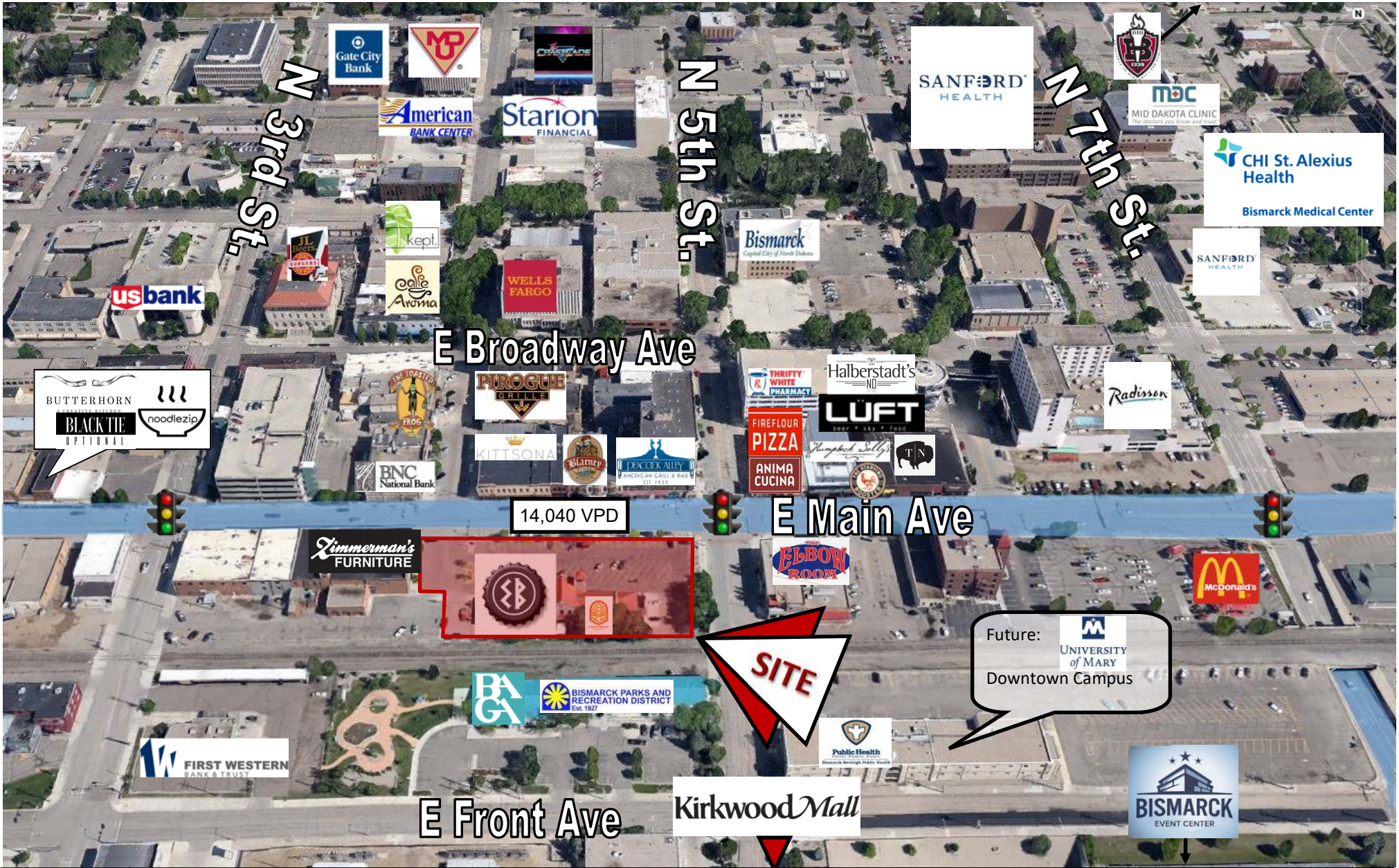
Join Exciting Downtown Bismarck!



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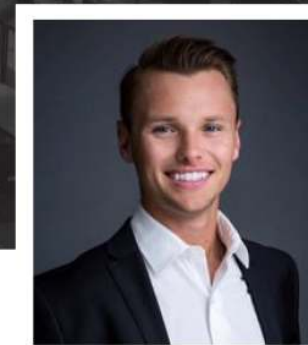
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.