

# FEDERAL PLAZA Downtown Landmark Corner

24 Onsite Parking Spaces

324 N 3rd Street - Bismarck, ND



Owner:  
Joe Hauer  
J&L Development, Inc.

## Retirement **REAL ESTATE AUCTION**

Bismarck Event Center  
Exhibition Hall Rm #101  
May 2nd at 1:00 pm CDT  
Bidding Info Inside

**Your Sign  
Here**



**DANIEL COMPANIES**

The Leader in Commercial Real Estate

For Auction Info & Brochure: [DanielCompanies.com](http://DanielCompanies.com)

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701.391.4262  
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In Conjunction With

**Pifer's**  
AUCTIONEERS

## Executive Summary for Sale

Address:	324 N 3rd Street - Bismarck, ND 58501
Property Name:	Federal Plaza
Parcel ID:	0001-108-001
Zoned:	Downtown Fringe
Lot Size:	100' x 150'
Building SF:	5,506 sf Main Floor + 5,250 sf Lower Level = 10,756 sf Total
Parking:	24 Onsite and Street Parking
Year Built:	1950 Renovated in 2005
Taxes 2018:	\$14,958.58
Specials:	
Balance:	\$168.15
Installment:	\$62.98

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.

### WALK SCORE

# 88

**324 N 3rd Street has a walk score of 88 out of 100. Very walkable. Most errands can be accomplished on foot.**



#### 2018 POPULATION

1 MILE | 3 MILES | 5 MILES

13,182 | 67,150 | 92,793



#### DAYTIME POPULATION

1 MILE | 3 MILES | 5 MILES

28,025 | 80,431 | 101,033



#### BUSINESSES

1 MILE | 3 MILES | 5 MILES

1,410 | 4,000 | 4,845



#### EMPLOYEES

1 MILE | 3 MILES | 5 MILES

23,494 | 59,486 | 69,627

## RARE OPPORTUNITY TO PURCHASE THIS LANDMARK DOWNTOWN BISMARCK PROPERTY WITH ONSITE PARKING!

This building is conveniently located at the intersection of 3rd St. and Rosser Ave. It is near the medical district, law and accounting firms, financial institutions and other professional and government offices. This property is directly across the street from the William Guy Federal Building / Post Office. The building's exterior is highlighted by the iconic 'Clock Tower' entrance that is enjoyed by many. The site offers a great signage opportunity and 24 onsite parking spaces! This two-level structure has high quality finishes with large windows on the main top floor and daylight windows on the lower level creating an enjoyable environment for clients, customers, and employees. The majority of the upper level is currently leased to the Federal Government which provides extremely stable rental income from this secure tenant. The vacant lower level presents an opportunity for an owner / user or investment opportunity to lease out as one space or presents an opportunity to have a common reception business center for multiple business professionals, executive suites or medical and service type businesses. This area would also be outstanding for a Salon / Spa type of enterprise. If the buyer would like to occupy the entire building someday, it would be an exceptional opportunity for a corporate office headquarters, law or accounting firm, medical clinic, financial advisors, mortgage company, association headquarters or many other potential users.



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## Main Floor

- 5,506 sf Main Floor
- Conveniently located in the heart of trendy Downtown Bismarck on the corner of 3rd and Rosser.
- Professional Atmosphere with high end finishes
- Handicap accessible Elevator
- Great Signage Opportunity
- Monumental clock tower entrance
- Majority of Main Floor leased to Federal Government

## Potential Users:

- Corporate Headquarters
- Medical Uses
- Association Headquarters
- Legal & Accounting Firms
- Engineering Companies
- Government Offices
- Financial - Insurance

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## Federal Plaza Daylight Lower Level

- 5,250 sf finished space with spacious lobby area
- Handicap accessible elevator
- Data cable throughout - CAT 5
- Italian tile entryway & corridors
- 24' x 20' conference room
- Reception Area
- (8) Private Offices, plus large open work area
- Bright environment
- Break Area with sink and counter
- Window atrium with garden windows on the north side
- Tuscany knock down plaster on walls
- Multi-stall private restrooms
- Currently vacant and available for owner—user or lease.

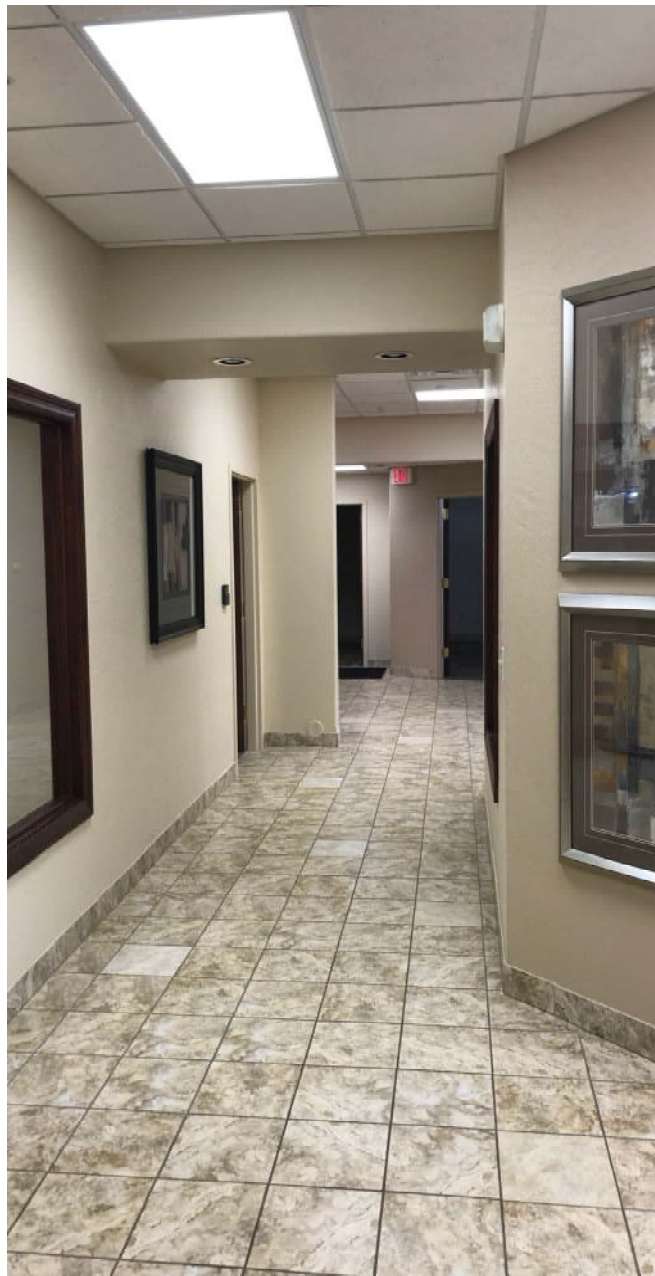
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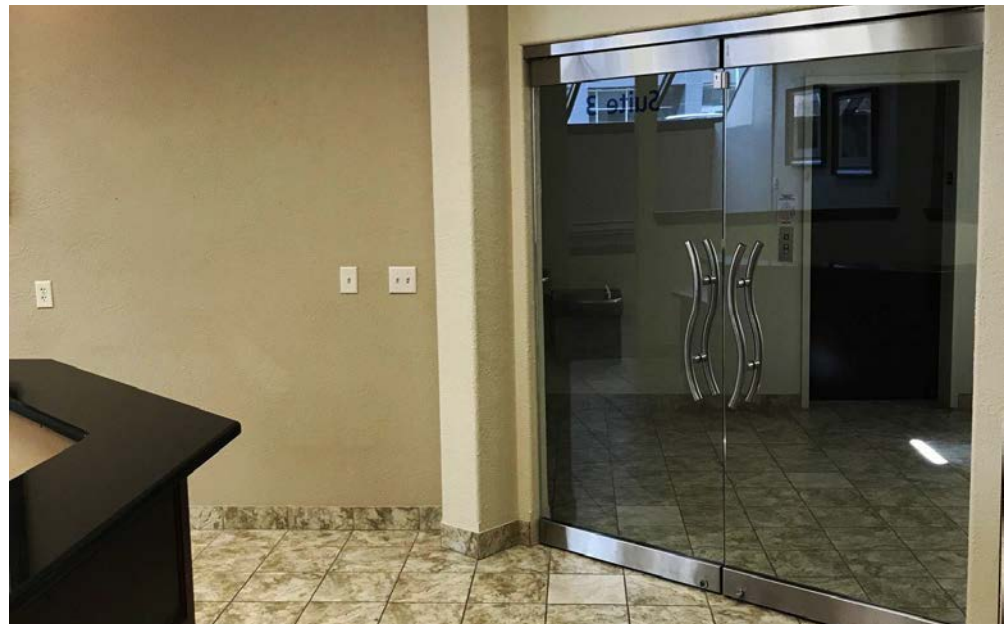
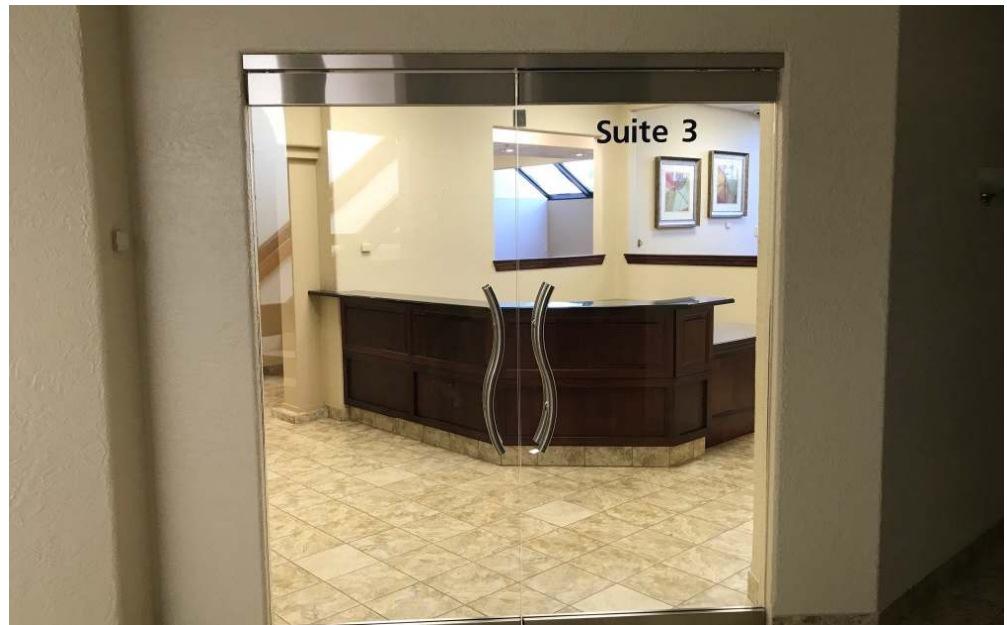
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# BIDDING INFORMATION—TERMS AND CONDITIONS

## I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 6/28/19. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date close to the transaction.

## II. Bidding Procedures

All bidding is open to public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk. Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold" identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

## III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before June 28th, 2019, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction Company and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "a is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property. It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

## IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

## V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

## VI. Showing of Property

Showing of property will be held by appointment only, WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF.

## VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer and Pifer's Auction Company, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller or the property or the Auctioneer, Pifer's Auction Company. We encourage you to inspect any property you wish to bid on. The seller reserved the right to reject any and all bids. This sale is managed by Pifer's Auction & Realty, Kevin Pifer, ND #715.



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Commercial Buildings  
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Portfolio

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