

**Value-Add Investment
Property**



E. Rosser Ave



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Executive Summary for Sale

Price:	Call for offers! *All offers due by Friday Oct. 4 by 5PM CDT*
Parcel ID:	0655-001-025
Address:	2702 E Rosser Ave Bismarck, ND
Legal Description:	Addition Name: EASTDALE BLK:1 Lots 2-3-4 LESS E 80.63' of L 4
Property Name:	Eastdale Plaza
Lot Size:	38,665 sf
Building Size:	7,848 sf
Year Built:	2015
Zoning:	CA
Taxes 2018:	\$4,801.77
Specials:	
Balance -	\$20,147.12
Installment -	\$4,748.66

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

1 MILES	3 MILES	5 MILES
11,355	73,911	97,197



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$64,765	\$69,400	\$79,119



2019 POPULATION

1 MILES	3 MILES	5 MILES
9,586	57,068	88,052



EMPLOYEES

1 MILES	3 MILES	5 MILES
11,783	55,530	67,763

2702 E Rosser Ave

- Vacant - Cold Shell
- Zoned CA
- 7,848 sf of retail / medical / service space available
- High traffic, lighted intersection of 26th St. & Rosser Ave.
- Front and back door parking
- New Construction, new owner or tenants can customize interior
- Potential to condo and sell as 4 individual units
- Extra land / yard space on East side of property



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Rosser Ave

26th St

16,280 VPD

**7,848 sf
Vacant Cold Shell**



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'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! 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.



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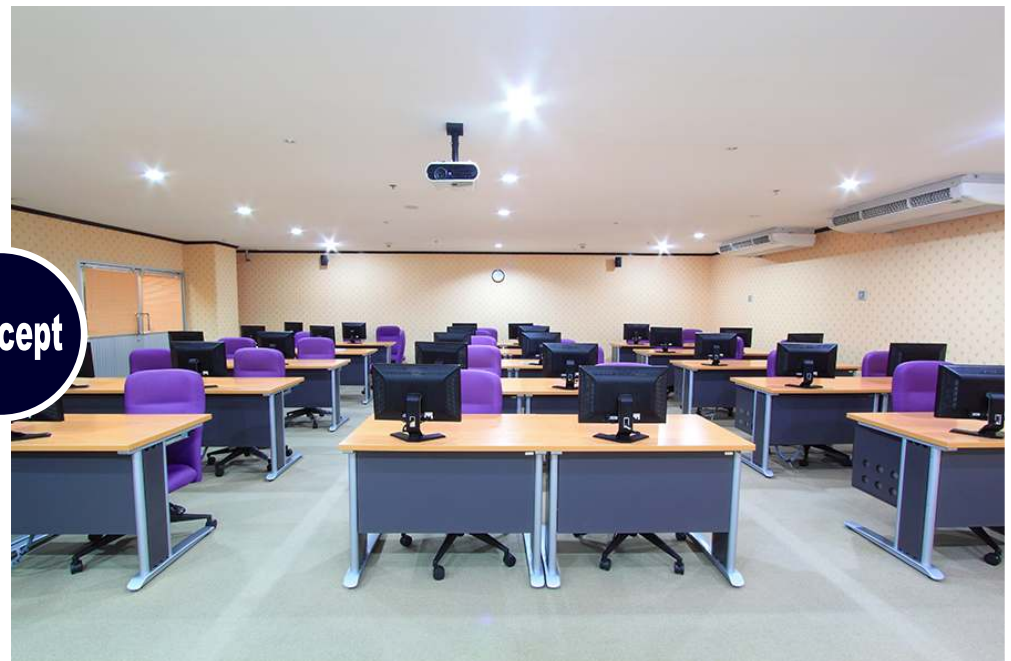


Build Out to Suit Your Needs!

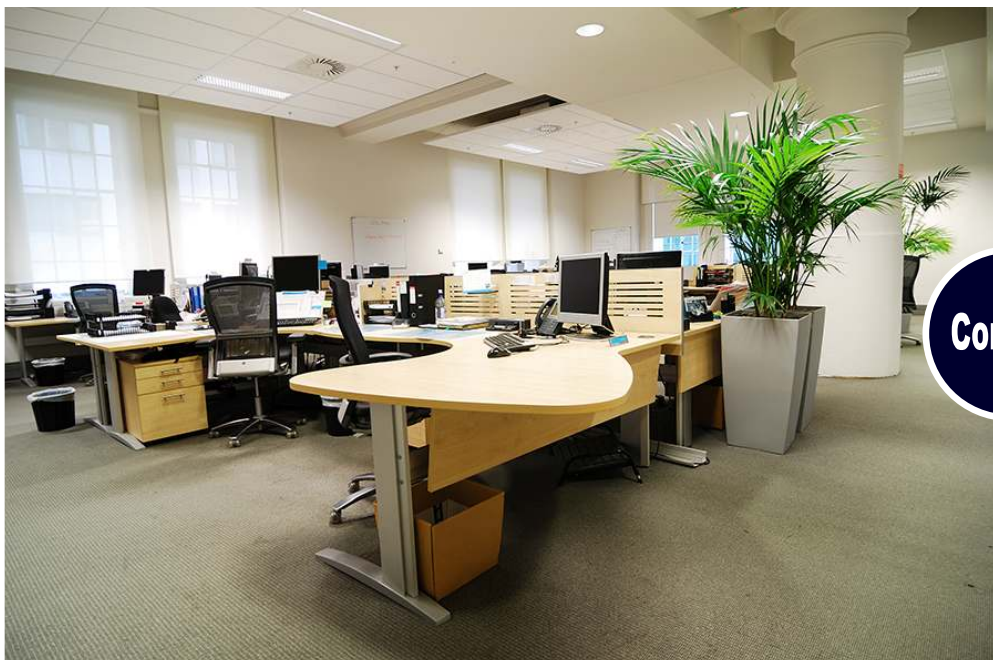




Concept



Fantastic opportunity for Corporate Headquarters, Medical Clinic, Spa, Salon, Data Center, Law Firm, Accounting Firm, Association Headquarters, Financial Advisor, Mortgage Companies, Insurance Company, Photography / Art Studio, Government Offices, Technology Center, Training Center or many other potential users.



Concept





DANIEL COMPANIES

The Leader in Commercial Real Estate



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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.