

City Center Plaza - Offered for Sale

418 E Broadway Ave., - Bismarck, ND
\$1,900,000



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AWESOME OWNER / USER OR INVESTMENT

Executive Summary For Sale

Address:	418 E Broadway Ave - Bismarck, ND 58501
Price:	\$1,900,000
Year Built:	1956
Legal Description:	Addition Name: ORIGINAL PLAT BLK:66 - ORIGINAL PLAT Block: 66 LOTS 9-12
Parcel ID:	0001-066-020
Lot Size:	14,000 sf
Building Size:	26,936 sf
Zoning:	Downtown Core Zoning
Taxes 2023:	\$31,422.55
Specials Balance:	\$17,179.29 - (\$2,767.77 Annual Installment)

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.

Property Highlights:

- In the HEART of Downtown Bismarck
- Across the street from City Parking Ramp
- Walking distance to of the downtown restaurants / bars / shops / services
- Easy Access to Bismarck Event Center, Kirkwood Mall, and Bismarck Airport
- Opportunity Zone Eligible

FOR SALE

- Private Office Suites
- Secure Building
- 2 Restrooms on 2nd Fl, and 2 restrooms on Lower Level
- Common Conference Room on 2nd floor
- Elevator
- Great Location: SW Corner of N 5th St and E Broadway Ave.

POTENTIAL USES:

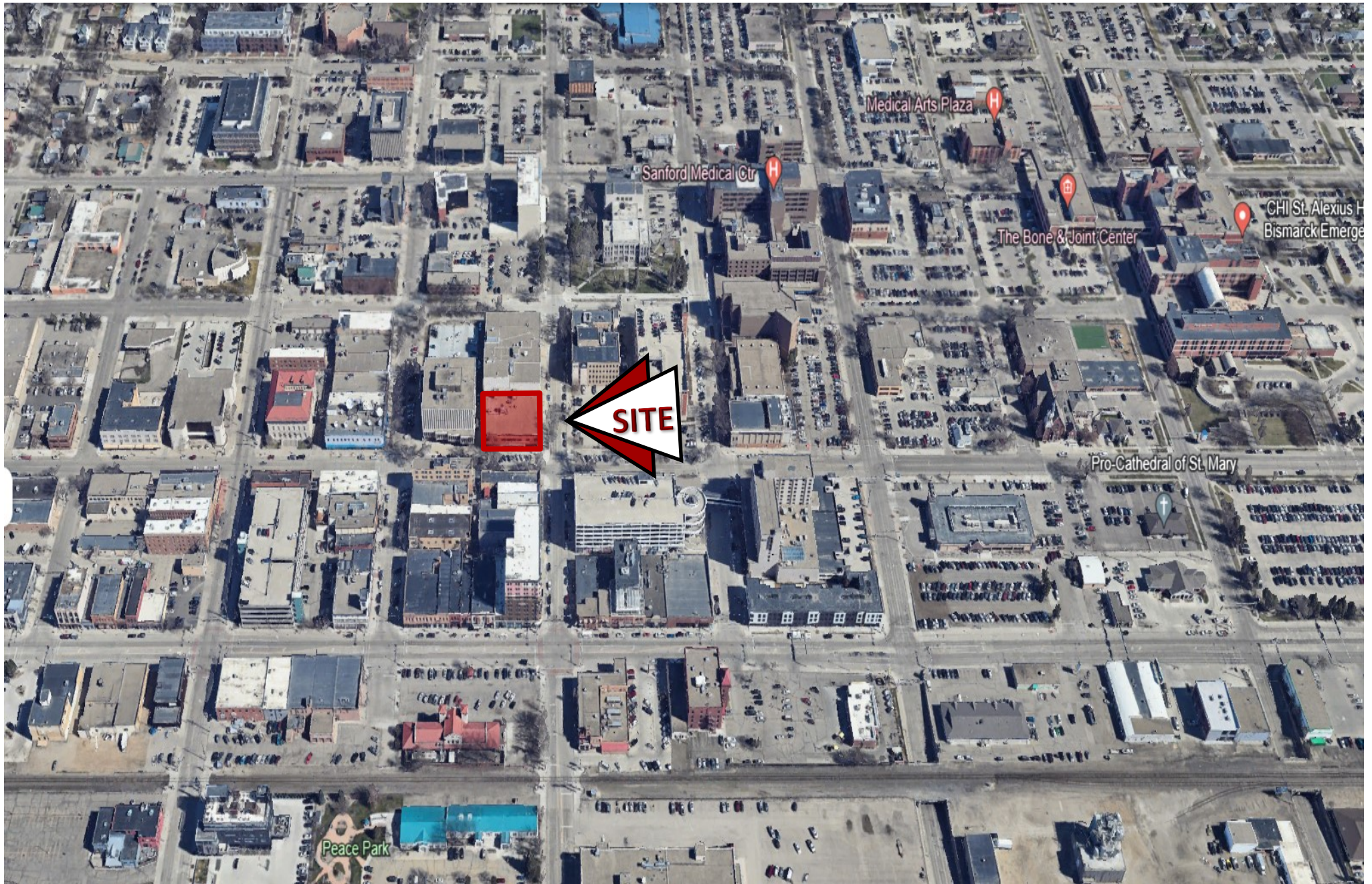
- Professional Services
- Medical Offices
- Financial Center
- Legal Office
- Accounting Firm
- Government Offices
- Engineering Firm
- Association Headquarters
- Energy Industry
- Investment Property



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Medical Arts Plaza

Sanford Medical Ctr

The Bone & Joint Center

CHI St. Alexis H
Bismarck Emerg

Pro-Cathedral of St. Mary

Peace Park

SITE



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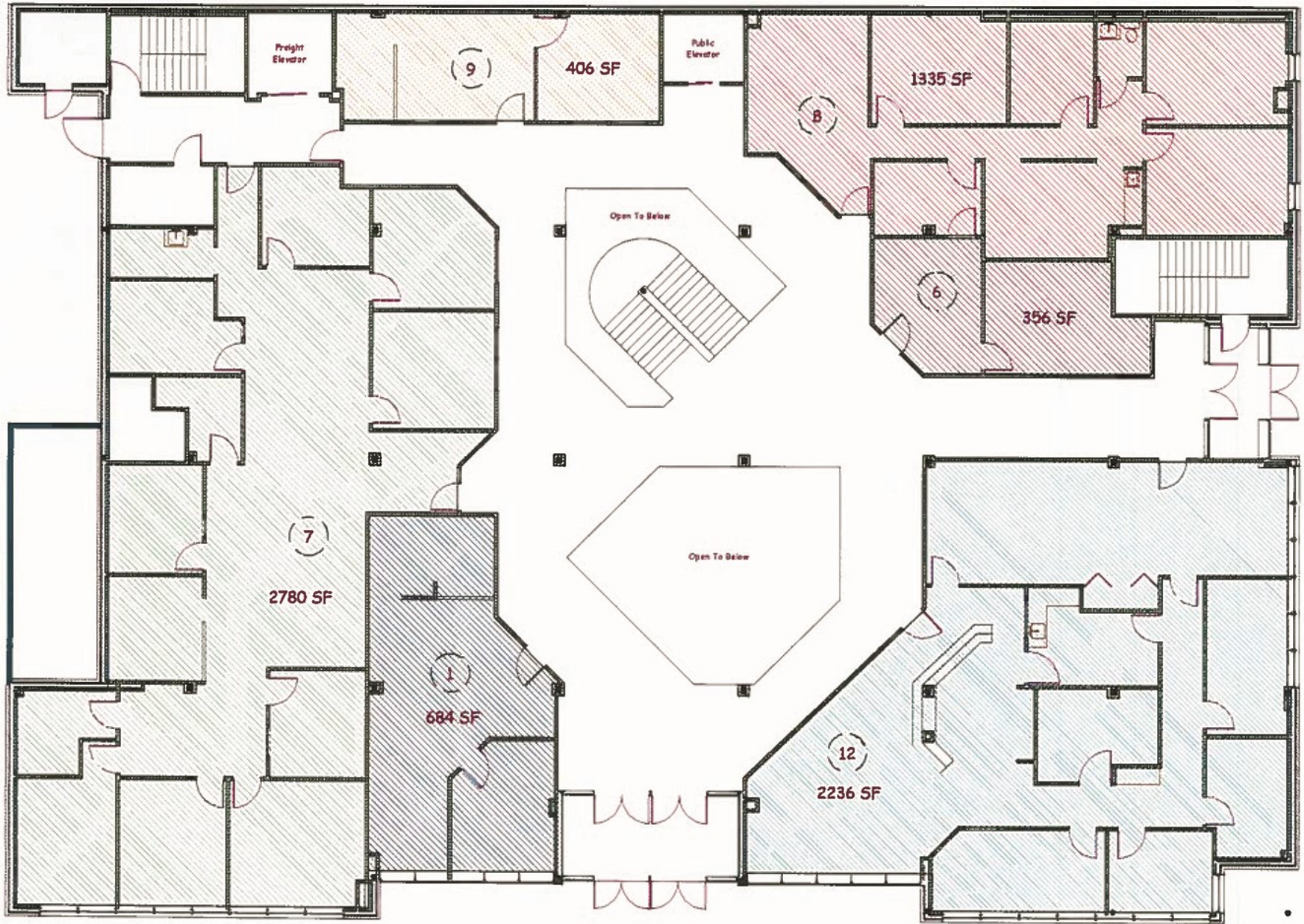
City Center Plaza - 418 East Broadway Avenue - Bismarck, North Dakota



Drawn By: Inline Design, Inc (5/6/11)

Lower Level Layout

City Center Plaza - 418 East Broadway Avenue - Bismarck, North Dakota



Main Floor Layout

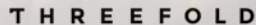
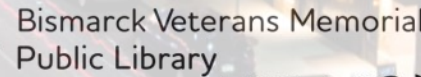
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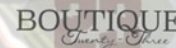
Second Floor Layout



Join Exciting Downtown Bismarck!



Small town. Growing city.

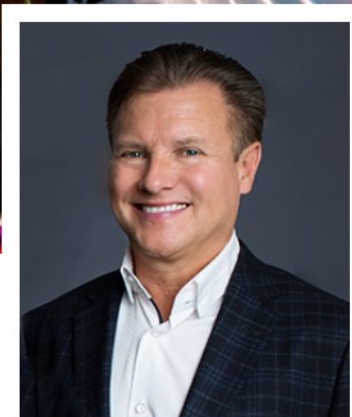






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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.