

# Manor Apartments 23 Unit Building

1423 N 20th Street - Bismarck, ND

\$1,350,000



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## Executive Summary for Sale

Address:	1423 N 20th Street - Bismarck, ND
Parcel ID:	0520-003-115
Legal Description:	Lots 24-26 and the West 15' of Lot 3; Block 3; Rolling Hills 1st Addition
Price:	\$1,350,000
Price Per Unit:	\$58,896
Lot Size:	26,610 sf
Building Size:	18,978 sf
Year Built:	1966
Zoning:	RM30
Taxes 2018:	\$18,076.45
Specials Balance -	\$24,453.99
Installment -	\$3,042.18

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.



	1 MILES	3 MILES	5 MILES
<b>2019 POPULATION</b>			
	15,141	64,989	85,935
<b>DAYTIME POPULATION</b>			
	14,059	81,907	97,576
<b>BUSINESSES</b>			
	512	4,076	4,811
<b>EMPLOYEES</b>			
	9,601	60,984	68,415
<b>HOUSEHOLD INCOME</b>			
	\$57,468	\$57,808	\$62,778



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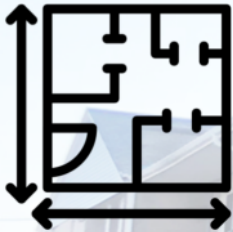
# PROPERTY HIGHLIGHTS



**23 Apartments -**  
(12) 2 Bedroom  
(6) 1 Bedroom  
(5) Efficiencies



**Only \$58,896 per unit**  
**21 out of 23 apartments**  
**currently rented.**  
**Historically ~ 1% Vacancy Rate**



**18,978 sf Building**  
**26,610 sf Lot / .61 acres**  
**3 Levels**



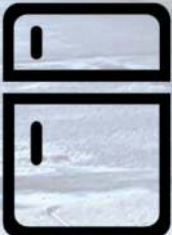
**Coin Laundry on Site**  
(4 Washers & 2 Dryers)



**Built in 1966**  
Very well kept property  
with great property  
managers living on-site



**No Pets Allowed**



**New appliances within**  
**the last 5 years**  
(No Dishwasher)



**Walking distance to**  
**recreational park and**  
**swimming complex**



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# Neighborhood Amenities Nearby for Tenants To Enjoy

## Hillside Aquatic Complex

Slides, Water Gun, Net Climb, Tipping Cone, Climbing Wall, Umbrella Jet, Lap Lanes.

**Community Room** - Features Elevator, Bathrooms, Small Kitchenette with fridge / freezer, sinks, as well as counter tops.

**Capacity:** 175 ppl



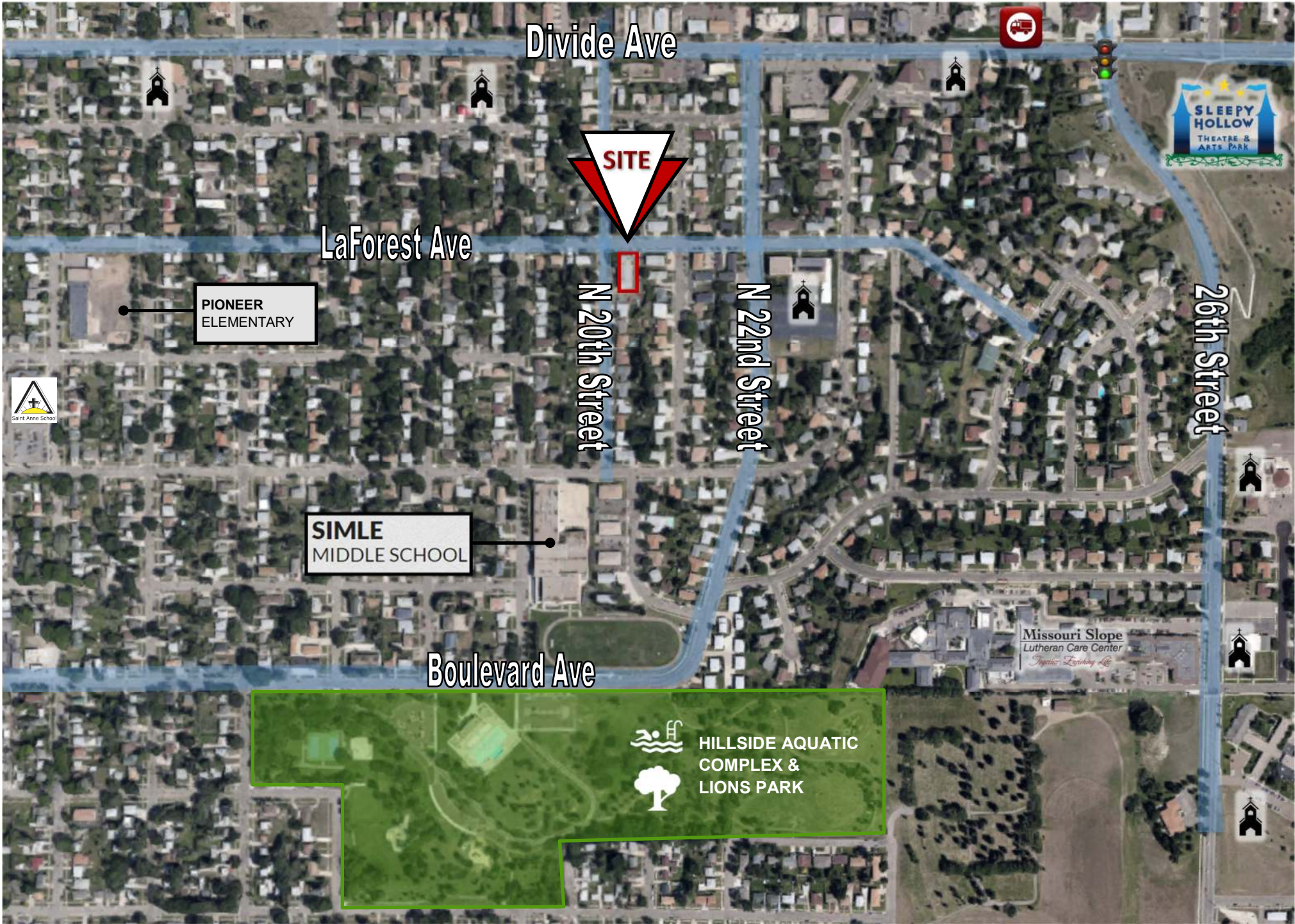


# Lions Park

## Amenities Include:

- ◆ 2 Picnic Shelters - Electricity, Grills, Horseshoe Pit, Volleyball Poles
- ◆ Community Room - 36 person capacity
- ◆ 2 Playgrounds
- ◆ Tennis Courts
- ◆ Skate Park
- ◆ Walking Trail
- ◆ Disc Golf
- ◆ Ice Skating Rink & Warming House (1 Pleasure Rink & 1 Hockey Rink)
- ◆ Poetry Boxes
- ◆ Restrooms





Divide Ave



LaForest Ave

PIONEER  
ELEMENTARY



SIMLE  
MIDDLE SCHOOL

Boulevard Ave

N 20th Street

N 22nd Street

26th Street

Missouri Slope  
Lutheran Care Center  
*Imagize. Enriching Life.*



HILLSIDE AQUATIC  
COMPLEX &  
LIONS PARK



## Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

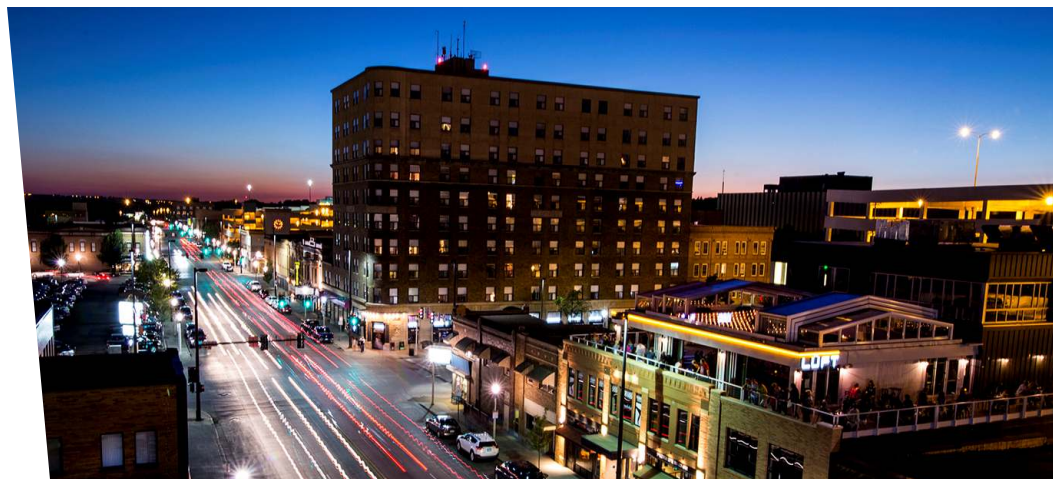
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.





# DANIEL COMPANIES

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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.**