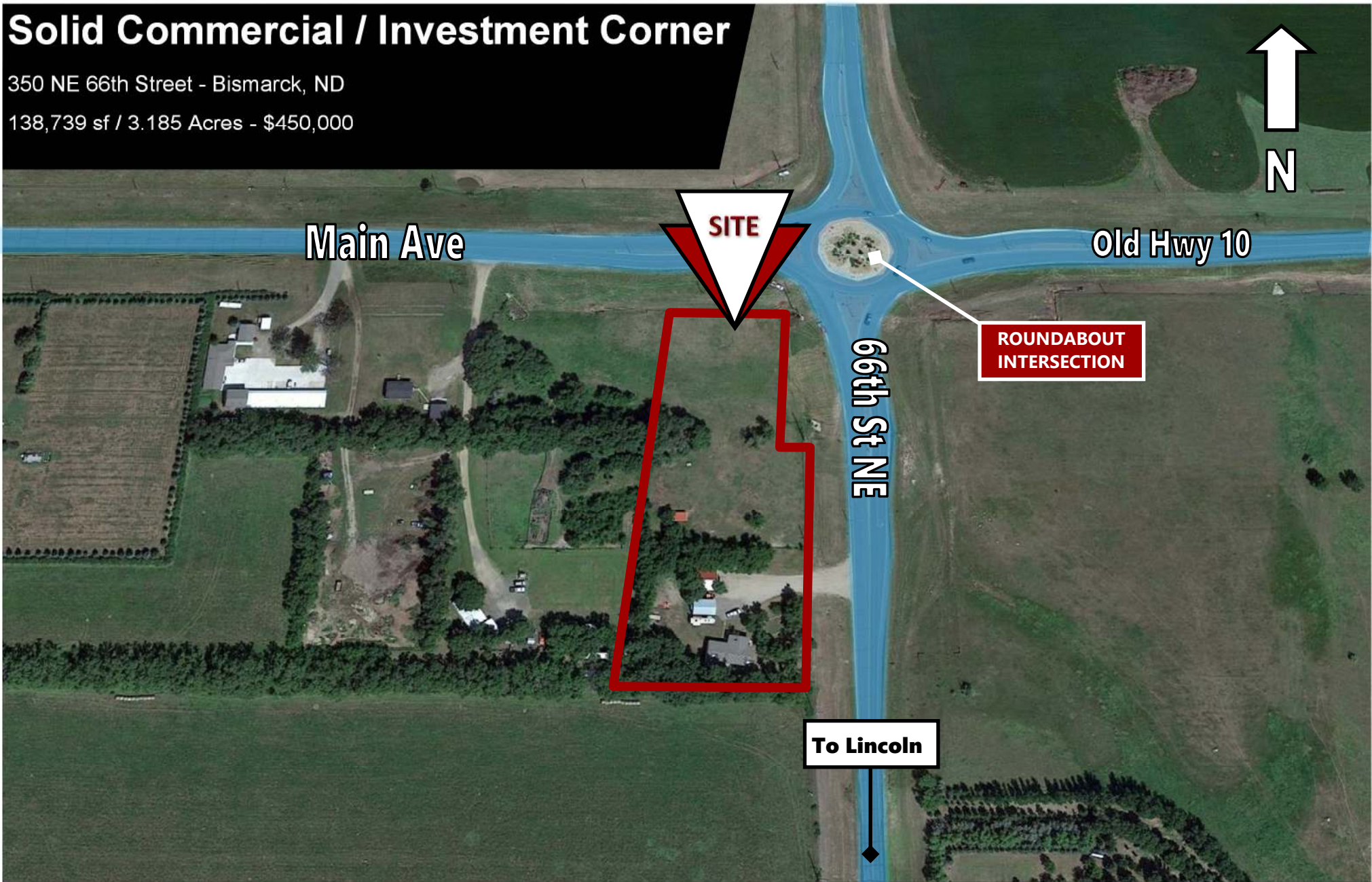


# Solid Commercial / Investment Corner

350 NE 66th Street - Bismarck, ND

138,739 sf / 3.185 Acres - \$450,000



Taylor Daniel | Vice President  
Commercial Realtor®  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

Bill Daniel | President  
CCIM, Broker  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

## Executive Summary for Sale

Address:	350 NE 66th Street - Bismarck, ND
Price:	\$450,000
Parcel ID:	39-138-79-81-01-010
Legal Description:	SCHMITZ FIRST Block 01 LOT 1LESS PARCEL A R/W
Lot Size:	138,739 sf / 3.185 Acres
Buildings:	Modular Home with basement and older vacant home
Year Built:	1998 and 1980
Zoning:	Rural Residential / Future Commercial
Taxes 2019:	\$1,975.55
Specials Balance -	None at this time

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
469	12,371	69,984



### AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$98,653	\$79,939	\$70,192



### 2019 POPULATION

1 MILES	3 MILES	5 MILES
734	12,116	52,221



### EMPLOYEES

1 MILES	3 MILES	5 MILES
569	8,419	53,843

## Property Highlights

- ◆ **Great Land Bank Investment for Commercial Development**
- ◆ **New High Traffic Roundabout**
- ◆ **Modular Home on property with basement and newer roof**
- ◆ **Currently leased month to month at \$1,800 mo. + Util.**
- ◆ **Older Vacant House Included**
- ◆ **Apple Creek Golf Country Club nearby. East on Hwy 10.**
- ◆ **Close to Lincoln**



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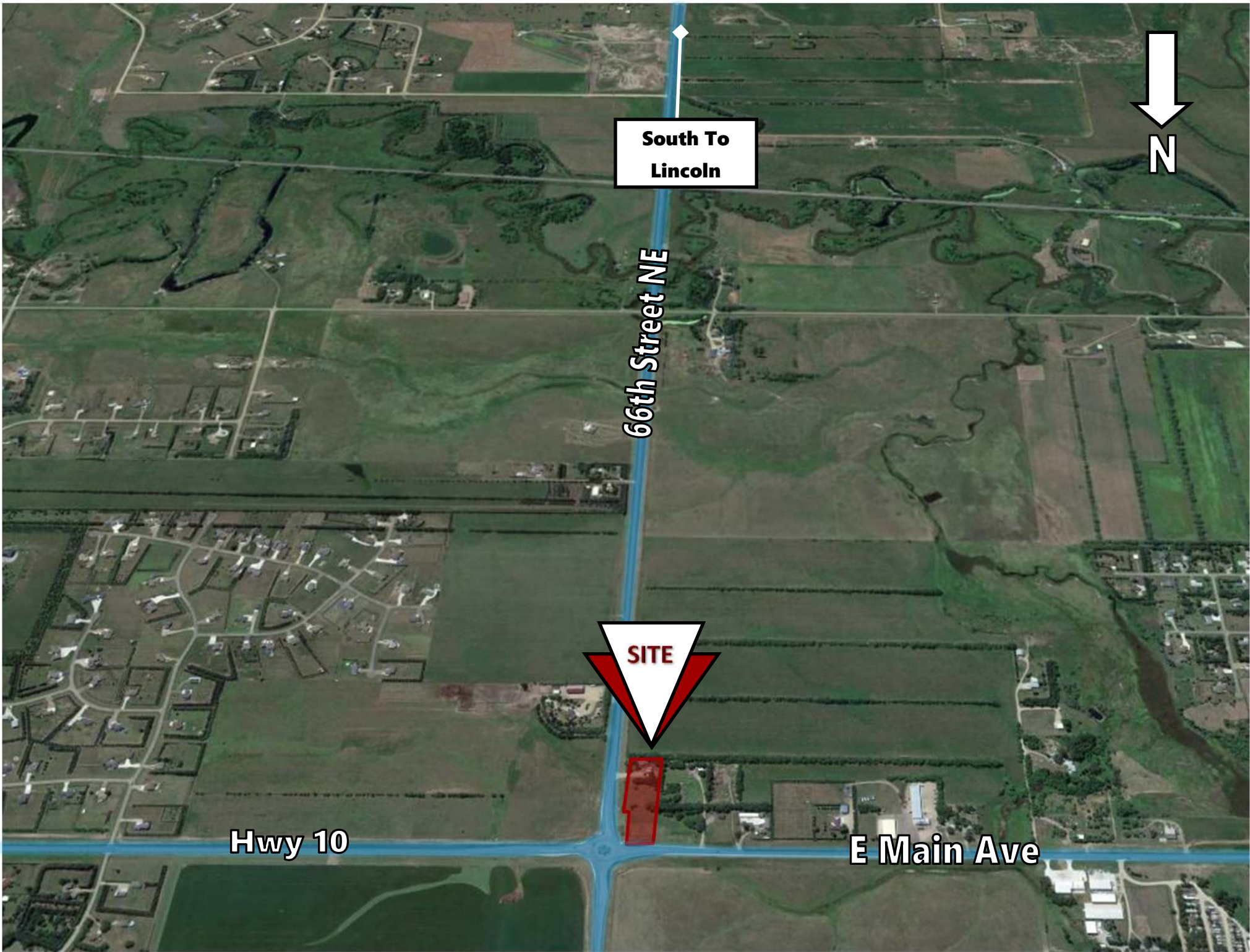
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**ROUNDAABOUT  
CORNER**





South To  
Lincoln

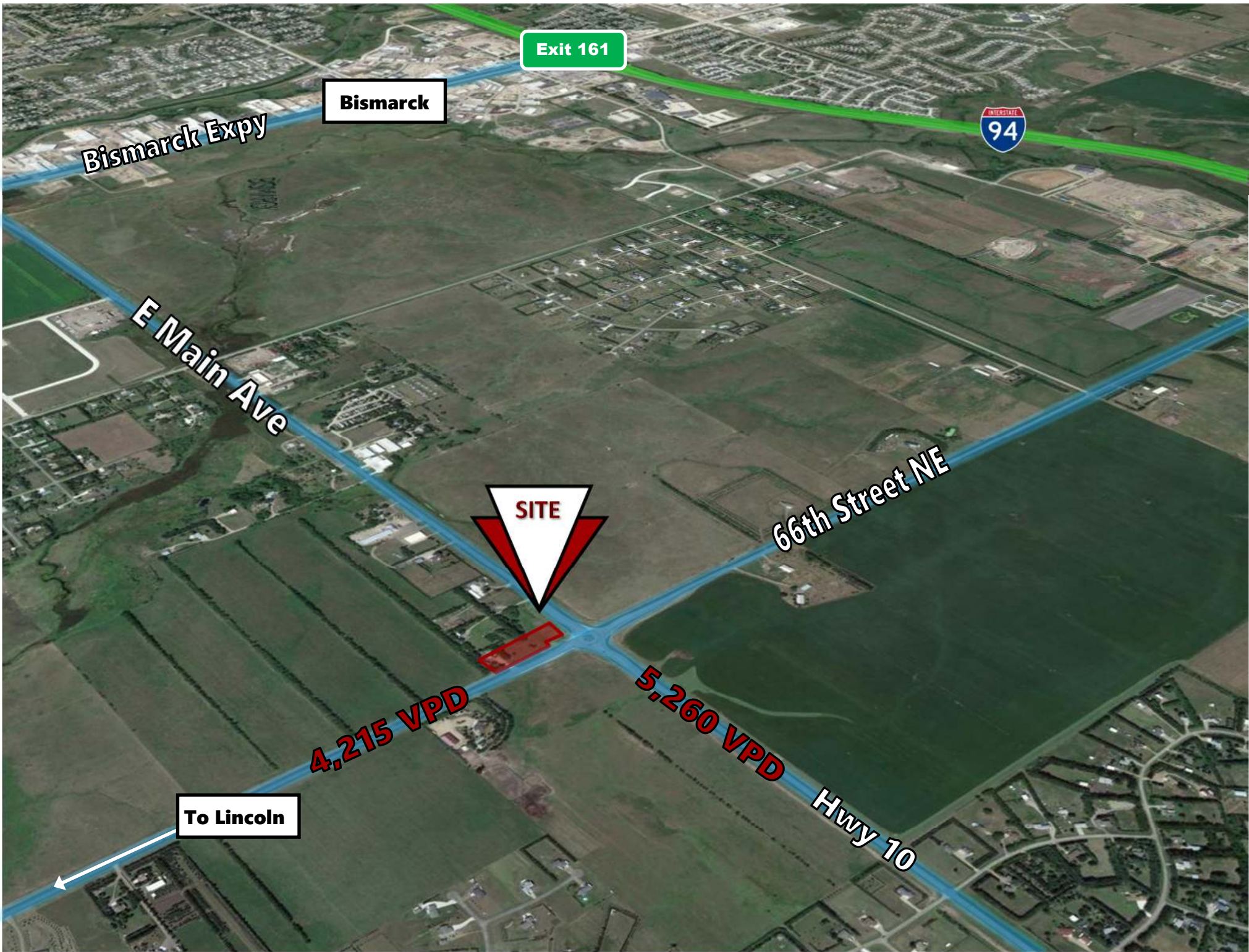


66th Street NE



Hwy 10

E Main Ave



Exit 161

Bismarck



Bismarck Expy

E Main Ave

66th Street NE



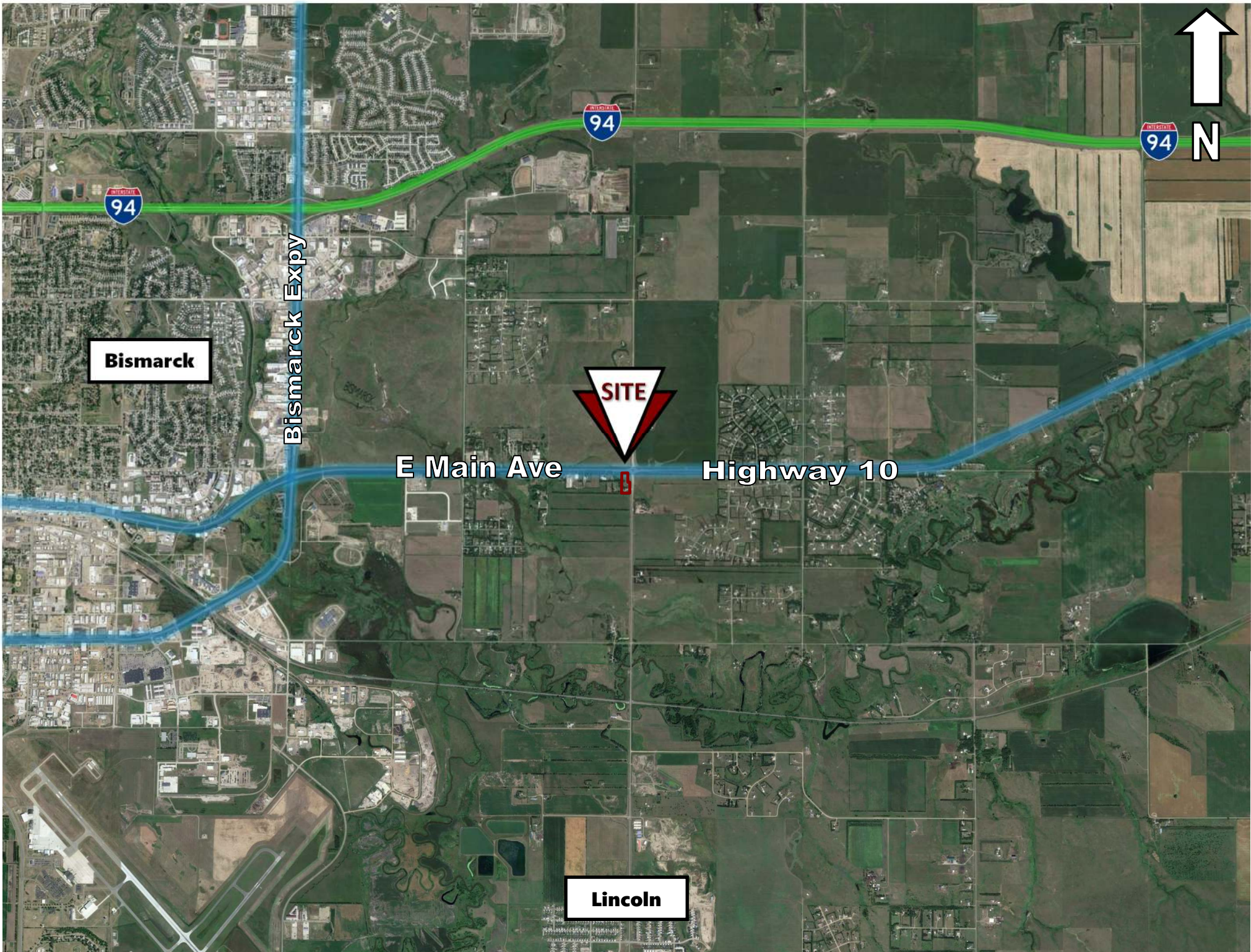
SITE

4,215 VPD

5,260 VPD

To Lincoln

Hwy 10



N



Bismarck Expy

Bismarck

SITE

E Main Ave

Highway 10

Lincoln

## 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.

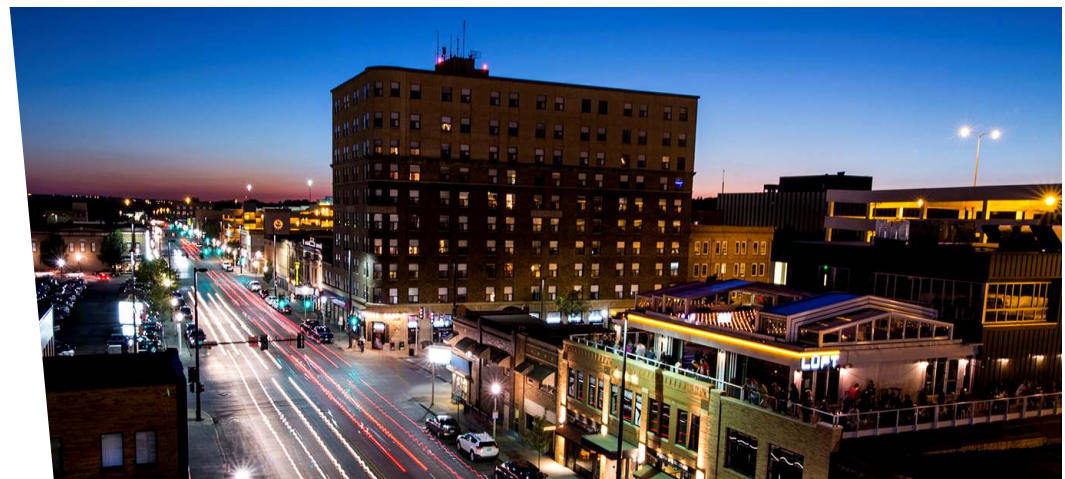
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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

The Leader in Commercial Real Estate



**Bill Daniel, CCIM | President  
Commercial Broker**

701.220.2455

[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)



**Taylor Daniel | Vice President  
Commercial Realtor®**

701.391.4262

[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

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.**