

# Bank Owned Property Rare Investment Opportunity

307 N 3rd Street - Bismarck, ND  
\$2,250,000



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# Executive Summary for Sale

Address:	307 N 3rd Street - Bismarck, ND
Price:	\$2,250,000
Parcel ID:	001-106-030
Legal Description:	ORIGINAL PLAT Block: 106 WEST 85' OF LOT 15 & ALL OF LOTS 16-18
Lot Size:	12,625 sf
Building Size:	17,521 sf
Year Built:	1937 with remodels done in 2012, 2014, and 2016
Zoning:	DC (Core Zoning District)
Taxes 2019:	\$2,333.96
Specials Balance -	\$95.14

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.

## Exceptional Multi Venue Destination

- ◆ **Approx. 600 Total Seats**
- ◆ **3 Kitchens including a catering kitchen**
- ◆ **4 Bars - 7 walk-in coolers**
- ◆ **6 Hood units**
- ◆ **Outdoor Patio, Rooftop Bar, Sidewalk Patio**
- ◆ **Fully Sprinkled (New 2014)**
- ◆ **Security System with video surveillance**
- ◆ **Connected Interiors, but could be separated by purchaser**
- ◆ **Walk Score of 90 - This location is a walkers paradise so daily errands do not require a car.**



### DAYTIME POPULATION

.5 MILE	1 MILE	3 MILES
15,762	29,325	80,214



### AVERAGE HOUSEHOLD INCOME

.5 MILE	1 MILE	3 MILES
\$45,325	\$56,788	\$73,318



### 2019 POPULATION

.5 MILE	1 MILE	3 MILES
2,555	12,466	57,358



### EMPLOYEES

.5 MILE	1 MILES	3 MILES
14,528	23,573	53,248



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# Dine • Entertain • Invest

**An Awesome Destination in Vibrant Downtown Bismarck**

**Potential Uses Include:**

**Food Hall • Brewery • Restaurants • Night Club**

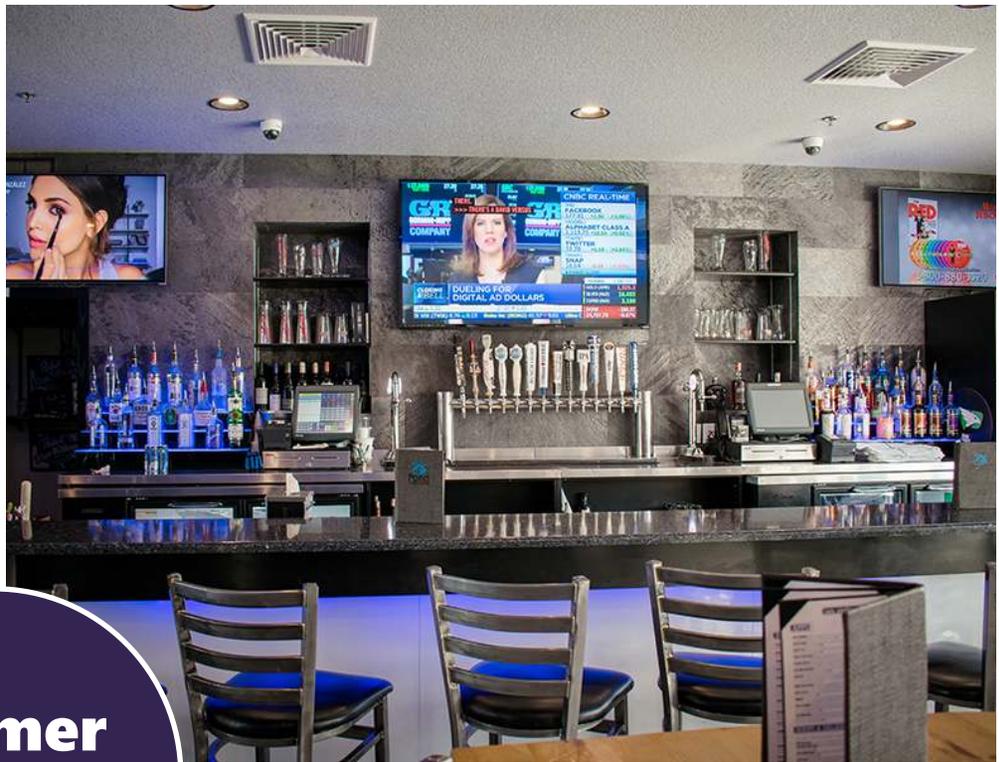
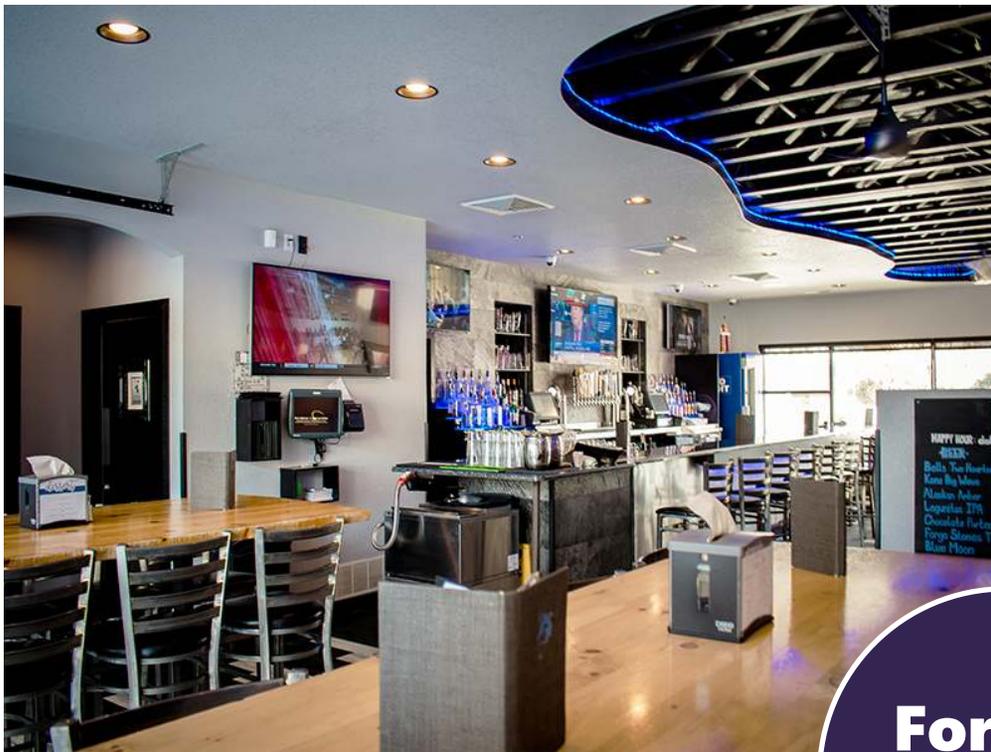
**Medical Clinics • Wellness Facility • Health Center**

**Culinary School • Catering Hub • Event Space Venue**

**Retail • Showrooms • Professional Offices • Salon and Spa**

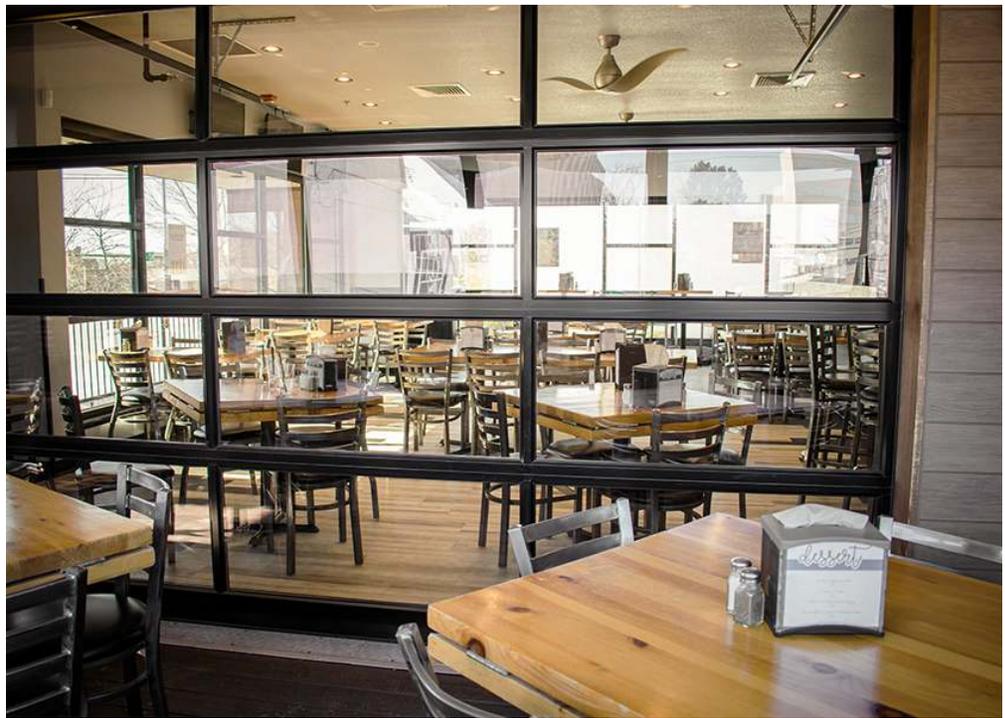
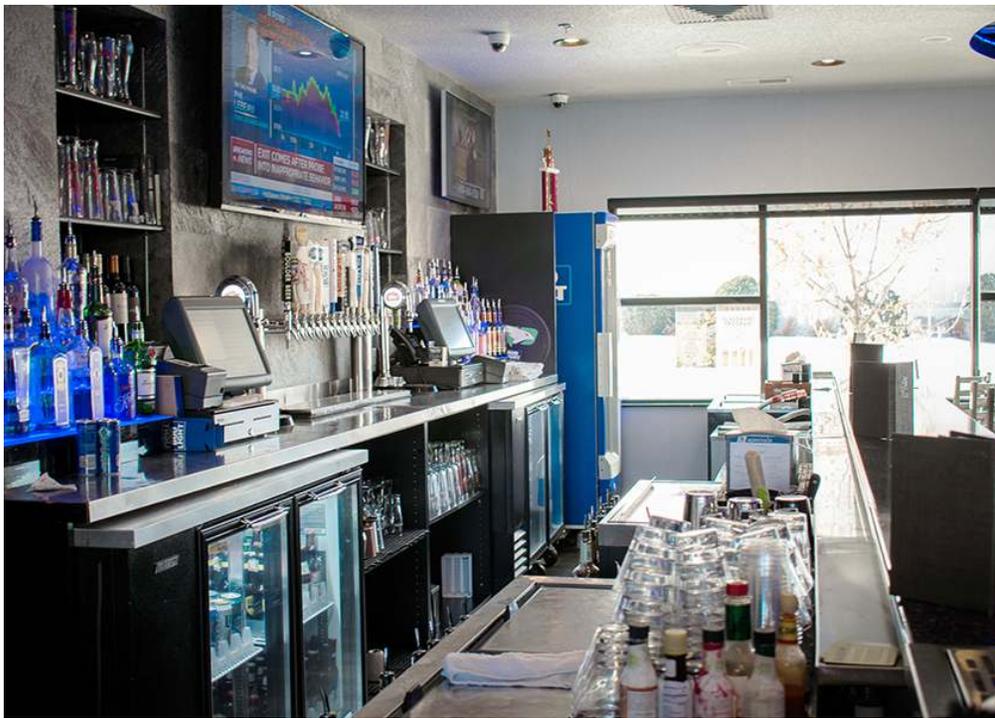
Video:



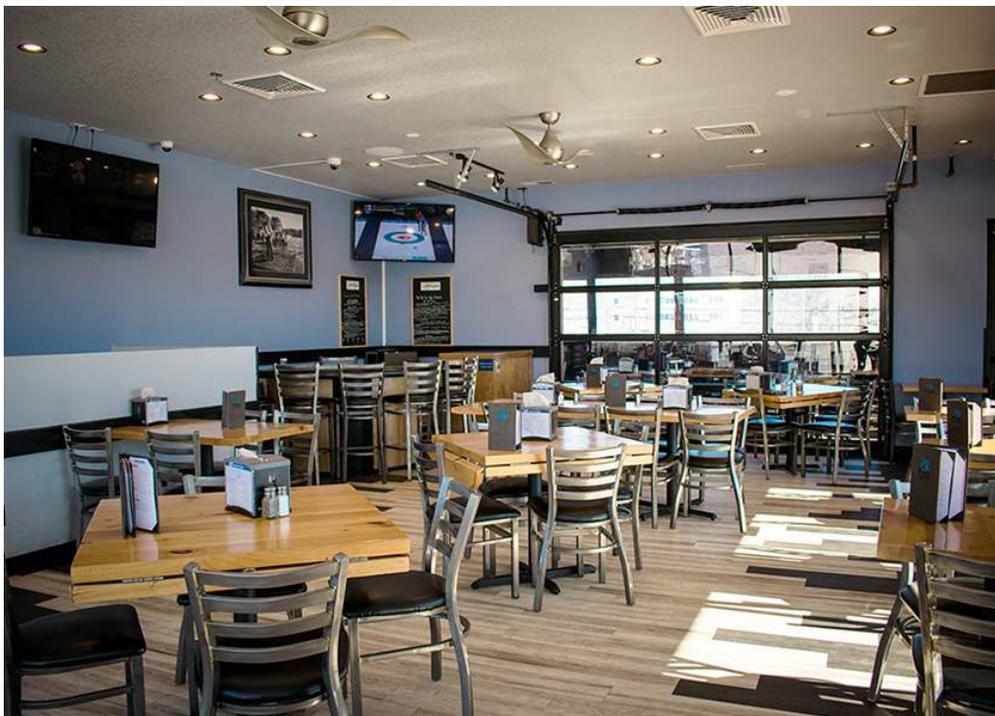


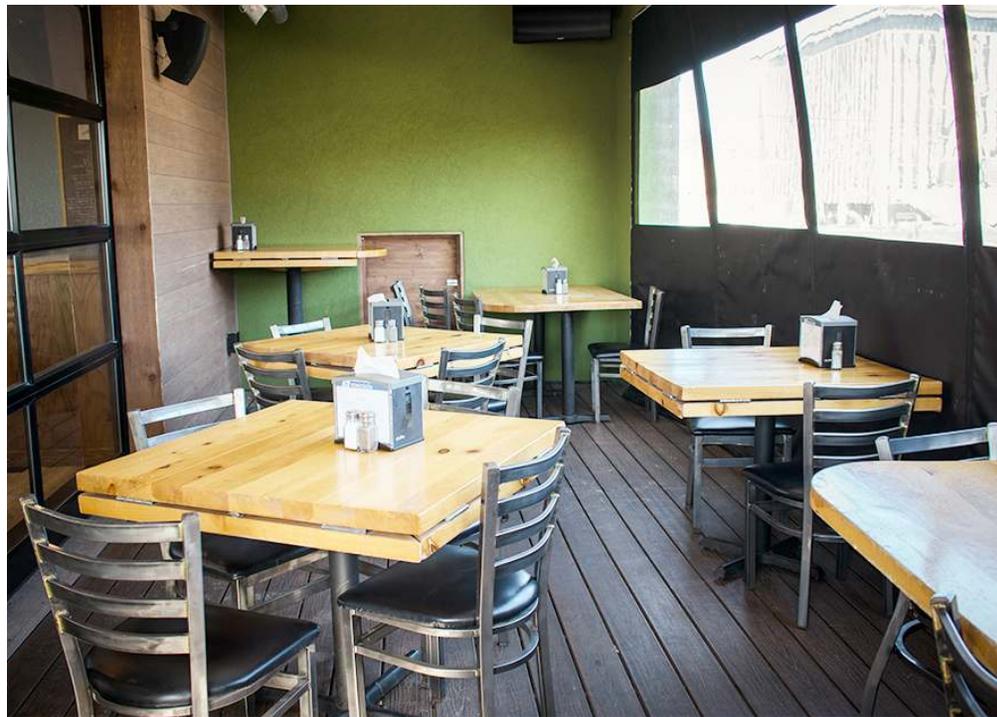
**Former  
'Pond'**



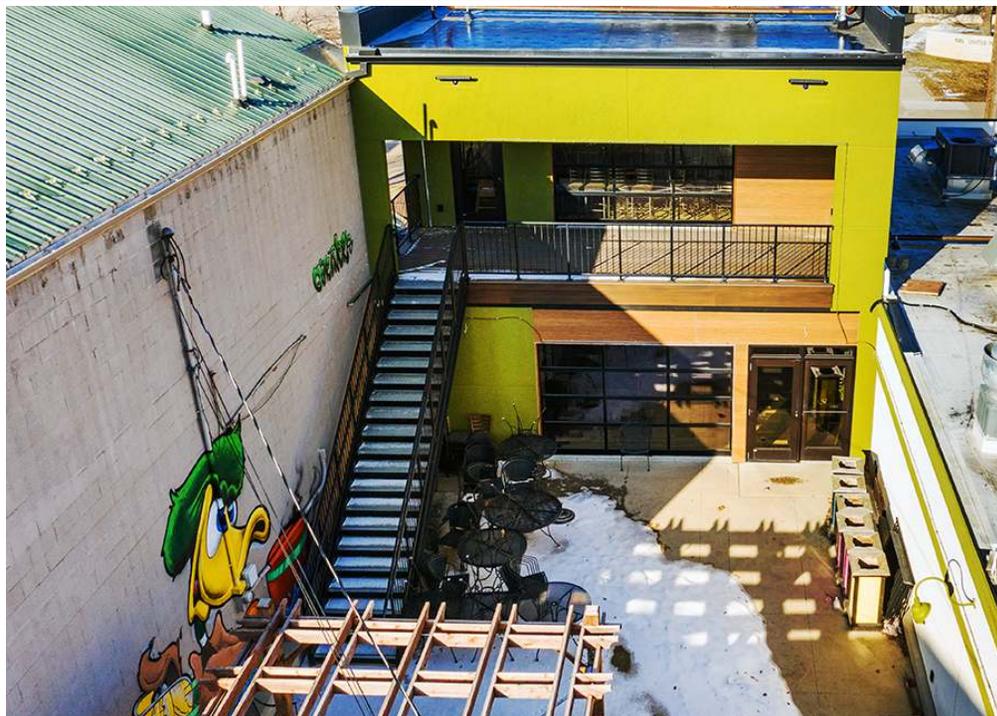


**Business Lunch • Dinner • Happy Hour Fun • Outdoor Dining**





**Former 'Pond' Patio & 2nd Floor Deck**





**Former  
Lucky  
Duck's**





**Great Opportunity for Coffee, Shake Shop, or Boutique.**





**Deluxe  
Commercial  
Kitchens**







**Restaurant • Bar • Retail • Medical • Service Business Opportunity**



# Main Floor and Second Level Floor Plan

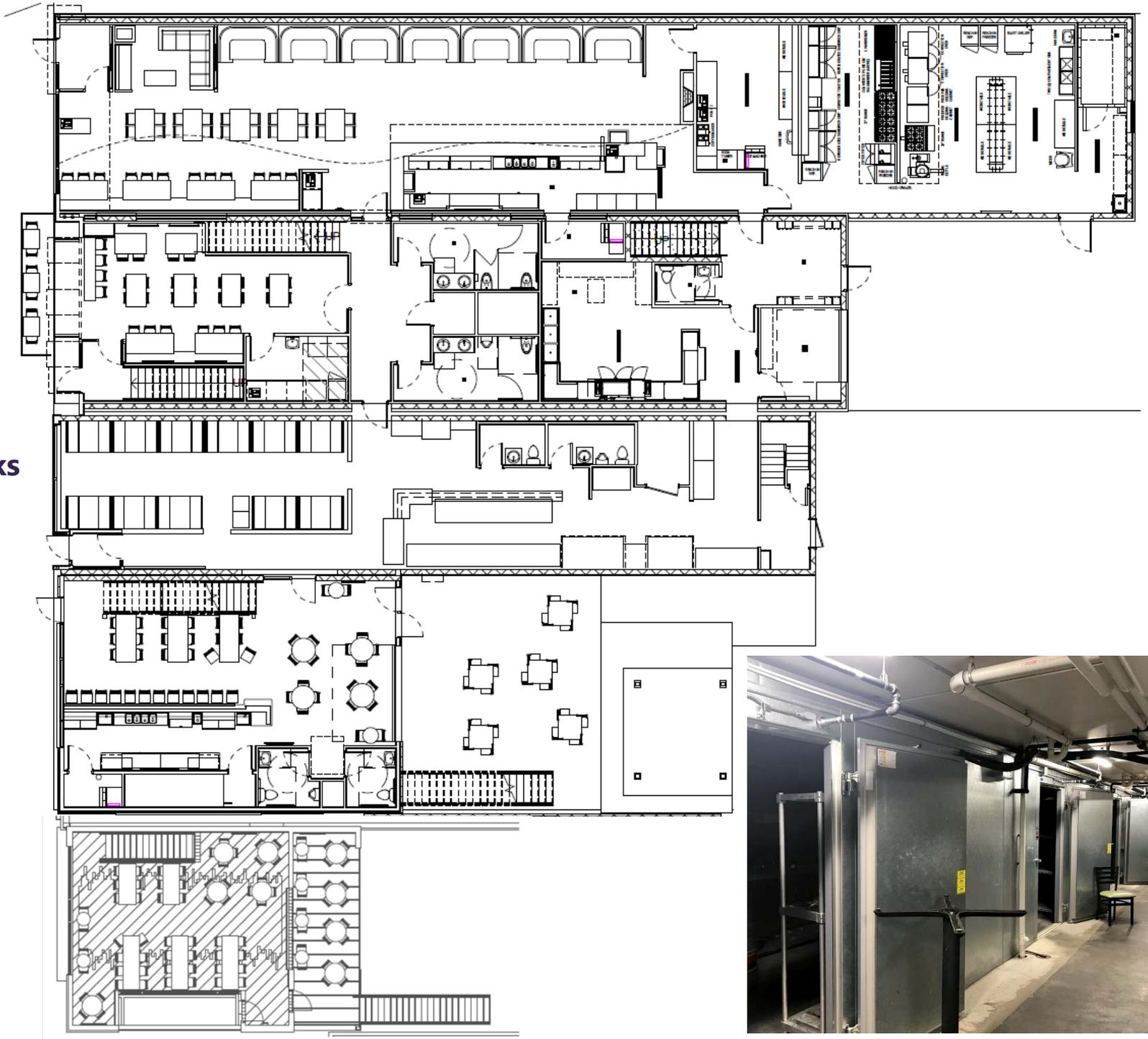
Former J60

Former Avery's

Former Lucky Ducks

Former Pond

Former Pond  
2nd Level



# Lower Level Floor Plan

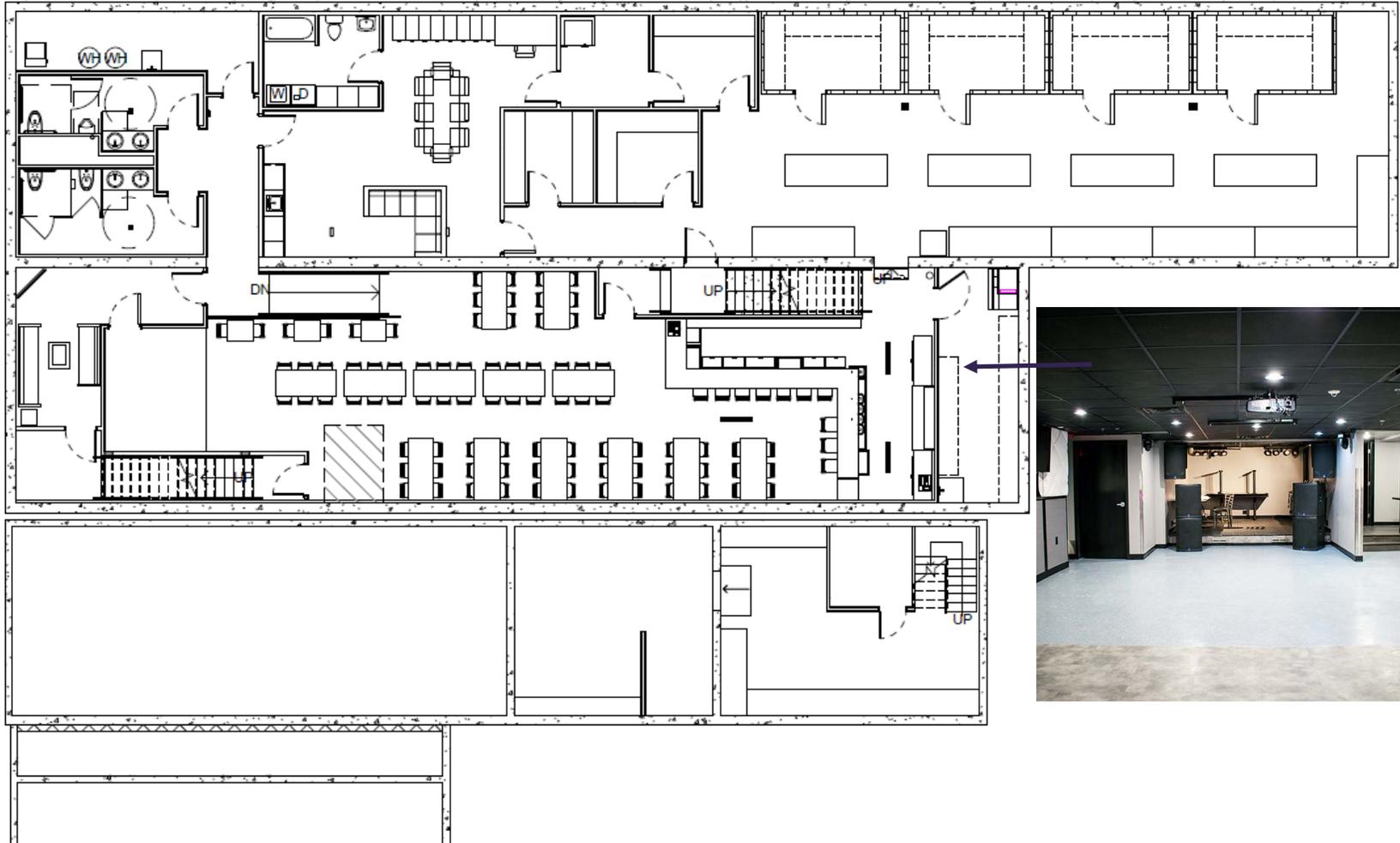
Walk-In Coolers



Former J60  
Lower Level

Former Vault

Basement  
Under Former  
Lucky Duck's



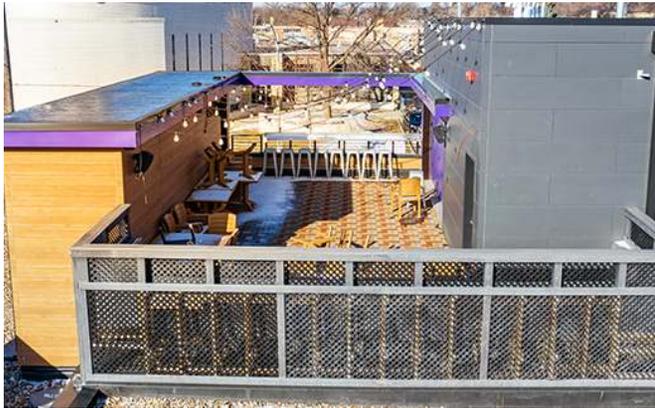
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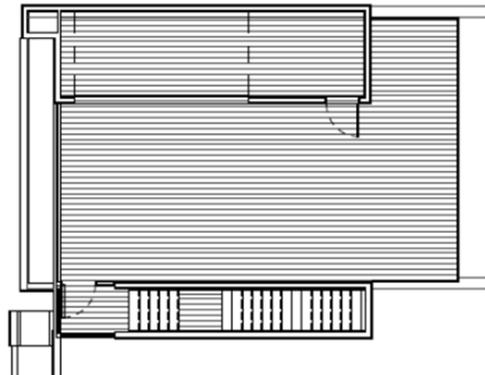
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**Awesome View From the Roof Top Deck - Former Lilli Pad**





**Bismarck Municipal Ball Park**



**Bismarck Art and Gallery Association**



**Bismarck Event Center**



## Shop & Stroll

Many shops, eateries, parks, and offices nearby.



**Kirkwood Mall**

**WORK. WALK.  
ENTERTAIN.  
SHOP. EAT.  
COLLABORATE.**

William L Guy  
Federal Building

Gate City Bank

MONTANA-DAKOTA  
UTILITIES CO.

American

Rosser Ave. 8,600 VPD

City Parking Lot

N 3rd St. 7,395 VPD

SITE

American

Starion  
BANK

N 4th St.

Wards Building

E Thayer Ave.





**SITE**

**E Broadway Ave**

**E Main Ave**

**E Front Ave**

**N 3rd St.**

**N 5th St.**

**N 7th St.**

**14,545 VPD**

*Radisson*

Stellas  
BLACK TIE  
us bank  
Nutrition  
WHITE LACE  
Bridal  
BUTTERHORN

Gate City Bank  
The American  
GLANCE  
MONTANA-DAKOTA  
UTILITIES CO.  
Starion  
BANK  
CRASHADE

CHI St. Alexius Health  
Imagine better health.  
SANFORD  
HEALTH  
MID DAKOTA CLINIC

PROGUE  
BRIDAL  
THE TOASTED  
THE CAPITAL  
5  
KFVR-TV

Blatney  
ROUNDHOUSE  
JLG  
T.N.  
THE STARBUCKS  
ROOSTER  
FIRE FLOUR  
PIZZA  
ANIMA  
CUCINA  
Halberstadt's  
MEN'S CLOTHES  
Elbow Room  
Jumper & Sally's



Qdoba  
MEXICAN GRILL  
Panera  
BREAD  
HUHOT  
MONGOLIAN GRILL  
noodles  
company

crabapple  
Zimmerman's  
FURNITURE  
Coffee Beans  
FIRST WESTERN  
BANK & TRUST

BISMARCK  
EVENT CENTER  
Kirkwood Mall



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## 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.

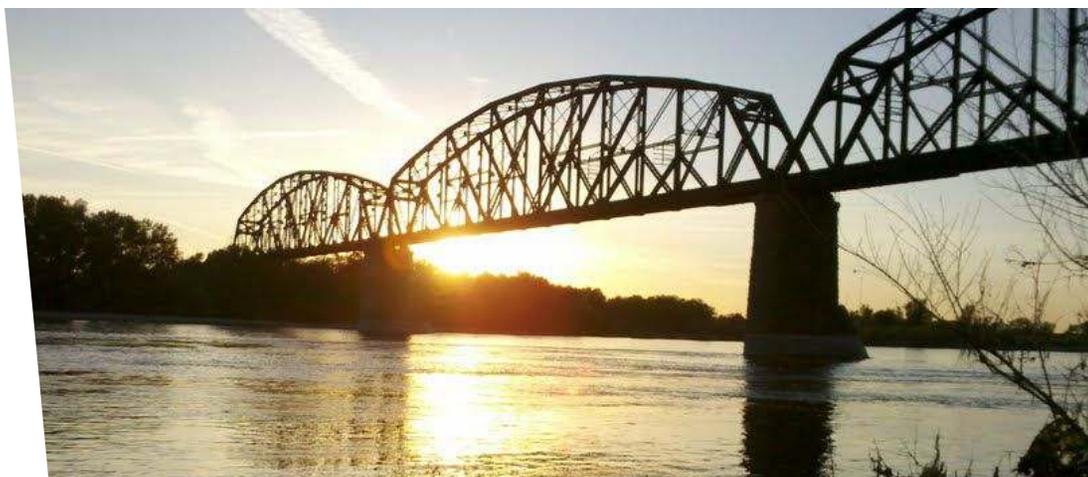
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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 WalletHub 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.



# Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



THREEFOLD



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.**