

GOLD SEAL CENTER

918 E Divide Ave - Bismarck, ND

A Bismarck Landmark

\$6,100,000



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Gold Seal Center Executive Summary

This Landmark 4 story building is situated in the heart of Bismarck just north of the North Dakota State Capitol Complex. The Gold Seal Building is a top quality, "Class A" Corporate office facility. It offers an efficient and comfortable work environment with outstanding views of Bismarck, the State Capitol Complex and the Missouri River Valley. The Gold Seal Building enjoys a commanding location with easy access to I-94, Highway 83 North and the Bismarck Airport.

Exterior Features

Building features a high performance gold double pane insulating glass that provides environmental control and energy management due to its ability to reduce solar heat. The gold-glint comes from a special coat of gold embedded by an electrostatic process on the inside of the outer panes.

Parking for approximately 110 vehicles - some of which project beneath the building. The subject site has two curb cuts with access onto East Divide Avenue, and two curb cuts with access onto east Owens Avenue. This provides for excellent access to the parking at the front and both ends of the building on the East Divide Avenue side of the building, as well as excellent access to the parking on the north side of the building.

Building Amenities:

- ♦ Heating & Cooling - hot water heating / cooling systems utilizes variable volume air system for energy savings & Maximum flexibility in offices. Perimeter of building and main floor have hot water heat. Radiant ceiling heat in 2nd, 3rd, and 4th floors
- ♦ Two large stairwells on each end of the structure. There are two elevators and utilizes are inside a single large shaft in the structure center. The elevator has combinations for each floor.
- ♦ Great views of North Bismarck & North Dakota State Capitol Complex
- ♦ Easy access to State Street, Hwy 83, and I-94

Potential Uses:

- ♦ Corporate Headquarters
- ♦ Financial Services / Bank / Insurance
- ♦ Professional / Medical Clinic / Research Center
- ♦ Owner - User Investment
- ♦ City, County, State Government Offices

Property Specifications:

Lot Size: 49,650 sf

Building Size: 35,917

Zoned: RT

Built: 1981

2020 Taxes: \$66,079.35

2020 Specials Balance: \$6,772.43

2020 Specials Installment: \$1,131.25





**Impressive
Front
Entrance**

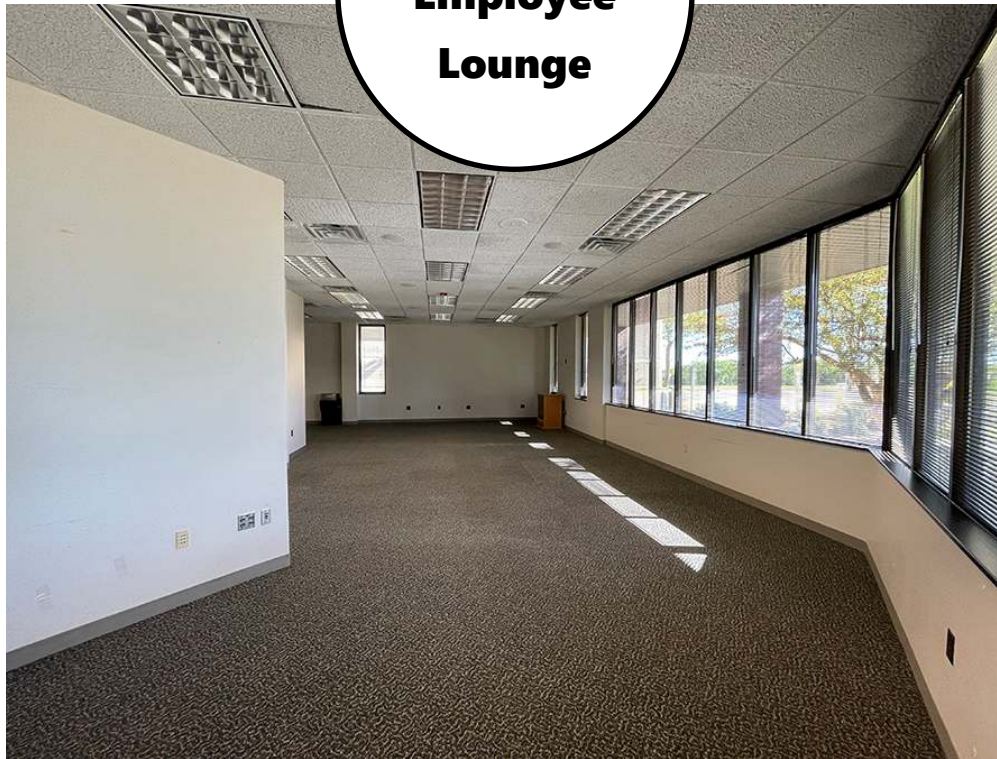






Awesome Views from the 4th Floor Conference Room

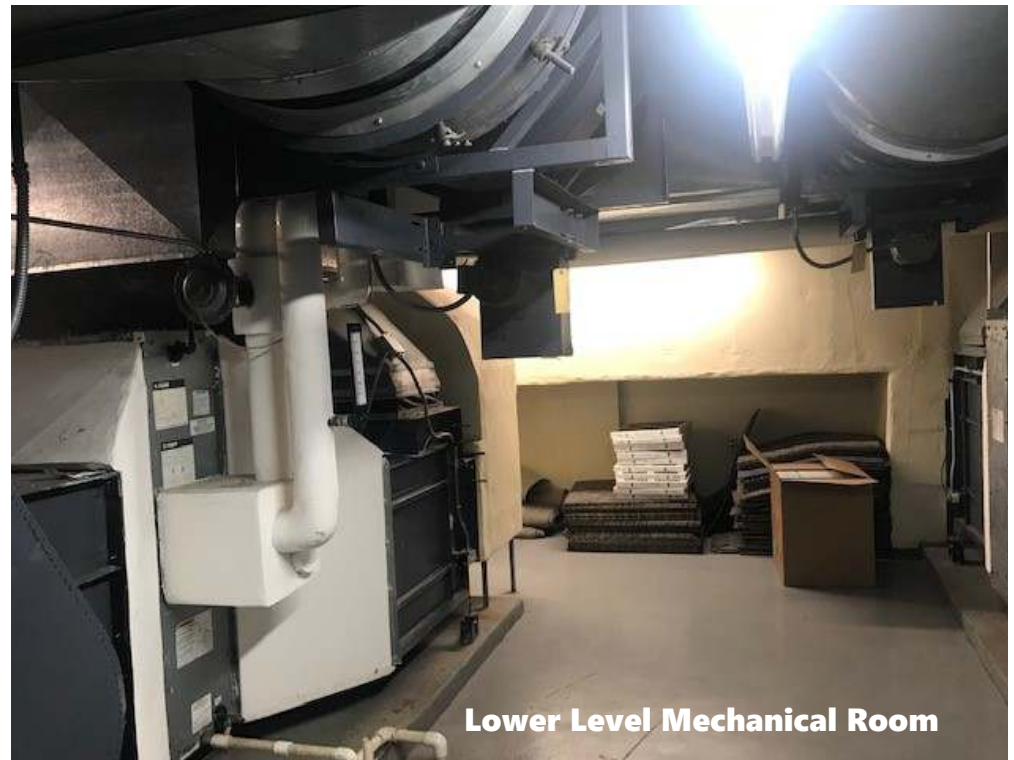












Lower Level Mechanical Room



**Mechanical
Penthouse**



Kirkwood Mall

CHI St. Alexius Health

SANFORD
HEALTH

Downtown
Bismarck

S 7th Street

State Street



Boulevard

ND State Capitol
Complex

FIRST
INTERNATIONAL
BANK & TRUST
Member FDIC



SITE

Divide Ave



Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota has a MSA population that surpasses 125,000 and 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.

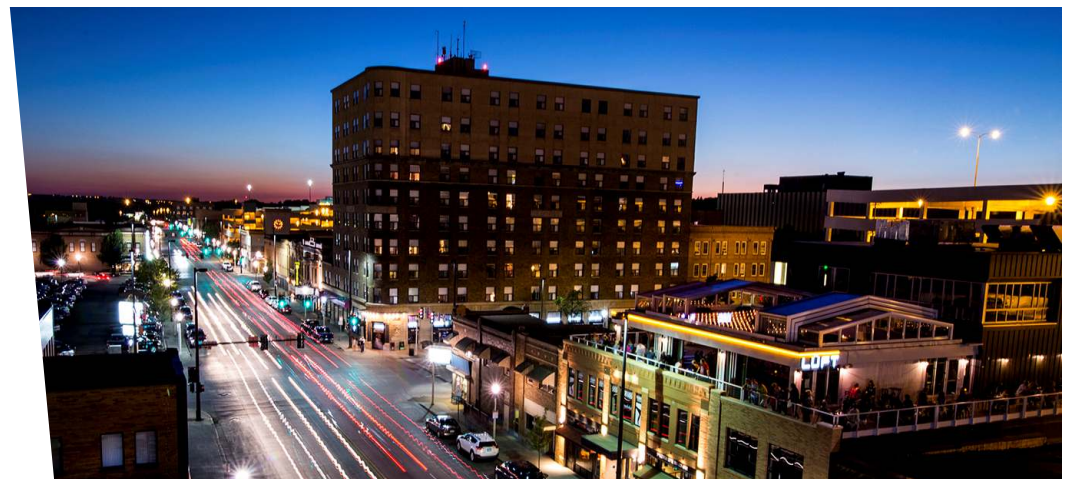
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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.





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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.