

# City Center Plaza - For Sale

418 E Broadway Ave. - Bismarck, ND 58501  
\$1,400,000



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# AWESOME OWNER / USER OR INVESTMENT

## Executive Summary For Sale

Address:	418 E Broadway Ave - Bismarck, ND 58501
Price:	\$1,400,000
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 2024:	\$31,041.72
Specials Balance:	\$15,270.48 - (\$2,672.43 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, 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: NW 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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# City Center Plaza - 418 East Broadway Avenue - Bismarck, North Dakota

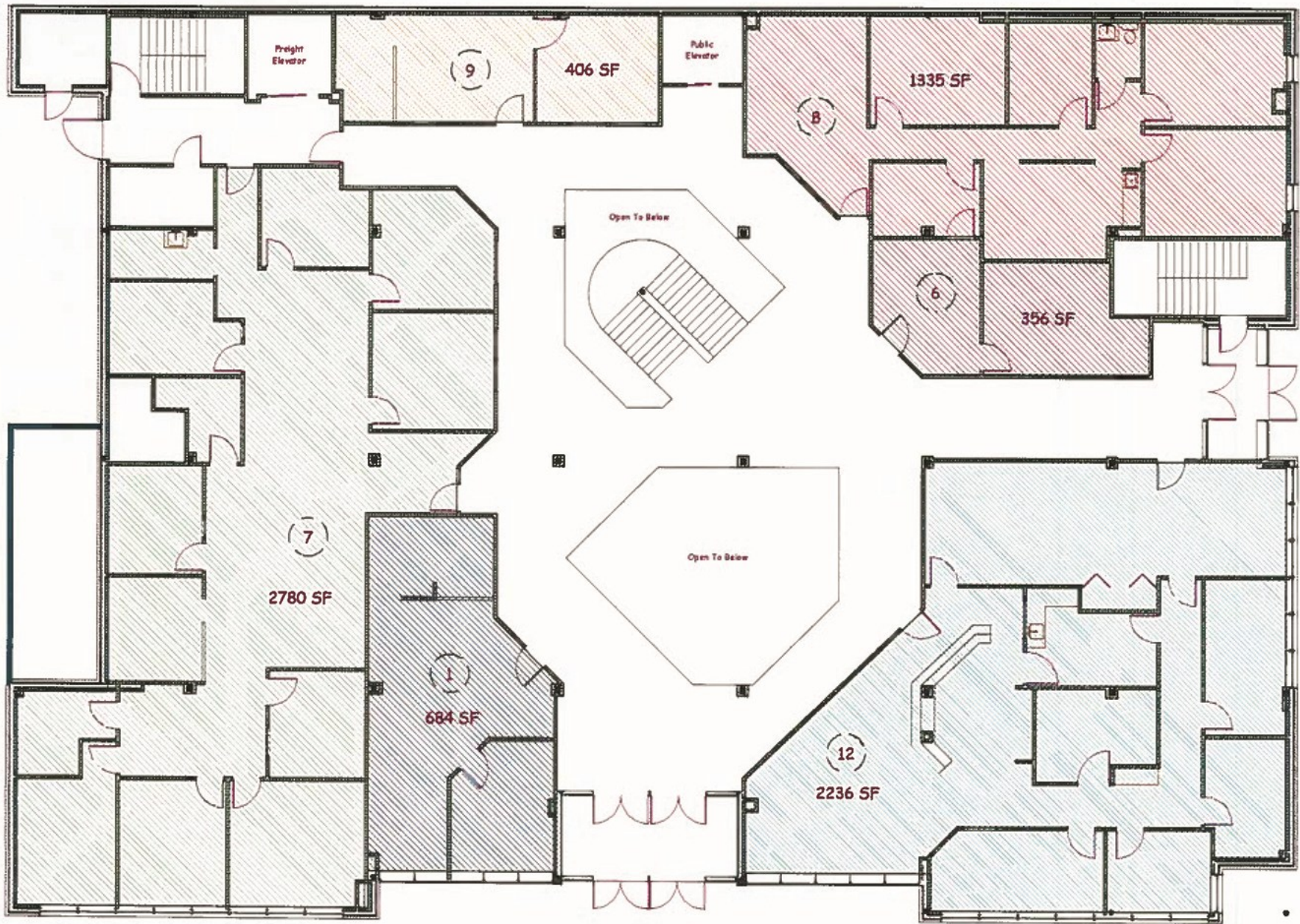


Drawn By: Inline Designs, Inc (5/6/11)

**Lower Level Layout**



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



**Main Floor Layout**



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



**Second Floor Layout**



# Join Exciting Downtown Bismarck!



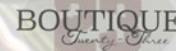
Bismarck Veterans Memorial  
Public Library



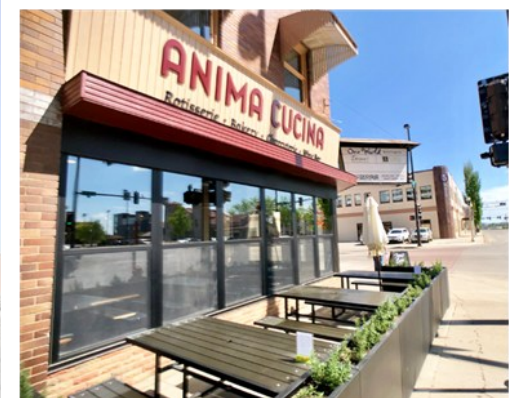
THREEFOLD



Small town. Growing city.









## 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.

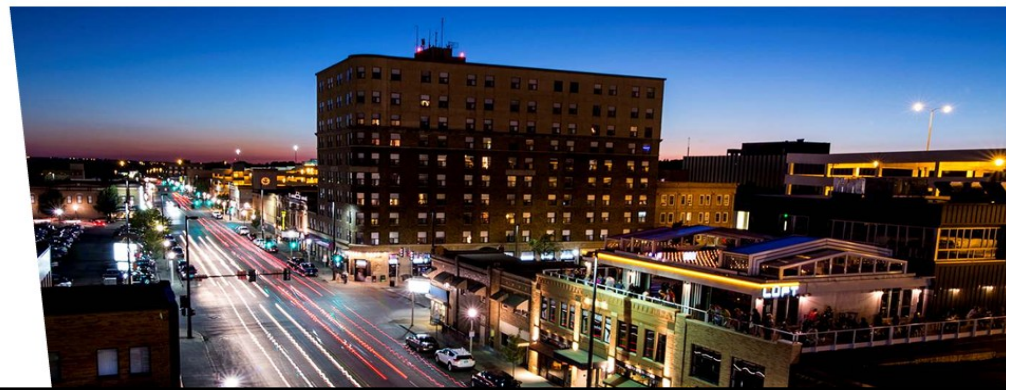
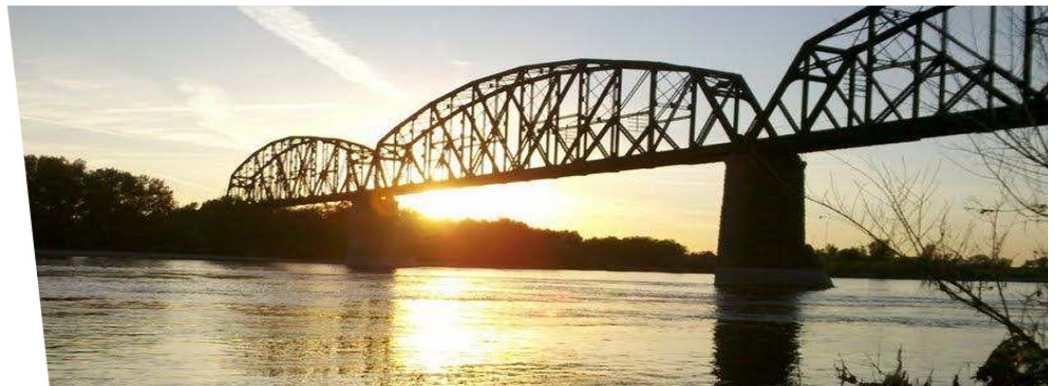
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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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# 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.**