

FOR SALE - MIXED USE PROPERTY



112 2ND AVENUE NW, MANDAN

PROPERTY DESCRIPTION

This 7,680 SF mixed use property, built in 1940 and renovated in 2023, takes center stage with its versatile layout, including a 1,400 SF main floor studio space with a roll-up door and a 2,500 SF completely renovated flex space with a retail storefront. With a projected cap rate of 10% at market rents, this property features a Firestone rubber membrane roof, new electrical, new plumbing, and new fire alarm system. With five apartments on the second floor (including three fully renovated units), this property is primed for investment success.

PROPERTY HIGHLIGHTS

- Five Apartments on 2nd Floor (1 Vacant)
- Four Apartments Have Been Updated
- Ground Floor Office / Retail
- 1,400 SF Main Floor Studio Space w/Roll-Up Door
- 2,500 SF Completely Renovated Main Floor Flex Space w/Retail Storefront
- Projected Cap Rate at Market Rents = 10%

OFFERING SUMMARY

Sale Price:	\$655,000
Building Size:	7,680 SF
2023 Taxes:	\$5,163.75
2023 Specials Balance:	\$0
Specials Installments:	\$238.80

NEARBY BUSINESSES

Copper Dog Cafe	La Cantina
Cake Dreams	Starion Bank
Greg's BBQ Soulfood	Wells Fargo Bank

- Firestone Rubber Membrane Roof
- New Electrical, Plumbing, and Fire Alarm System
- Great Downtown Mandan Location
- Built in 1940 and Renovated in 2023



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All information herein has been obtained from sources deemed reliable. No warranty or guarantee is made as to the accuracy of the information.

RISE PROPERTY BROKERS

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EXTERIOR



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MAIN FLOOR



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SECOND FLOOR APARTMENTS



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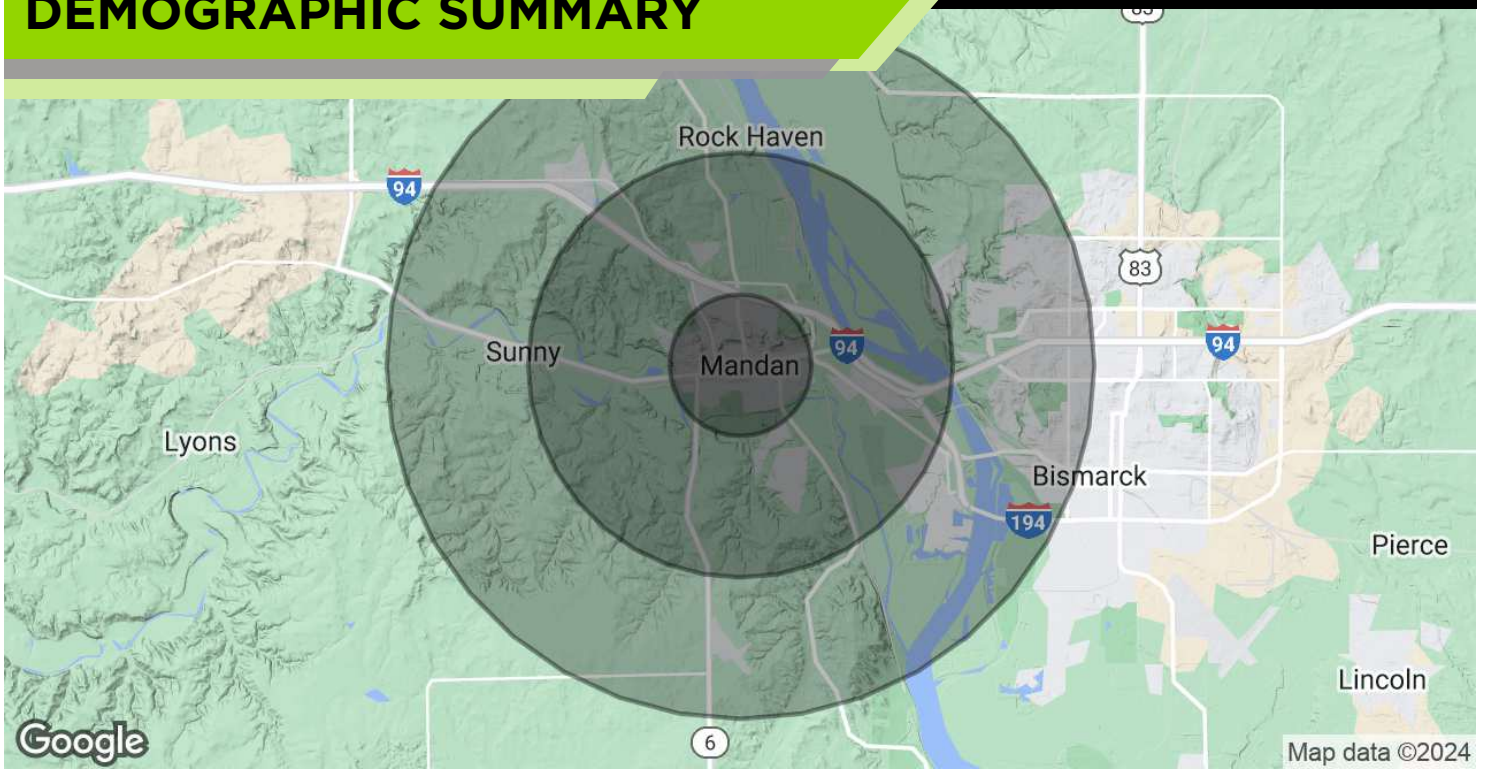
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DEMOGRAPHIC SUMMARY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,608	19,128	51,658
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,416	8,020	21,957
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$91,890	\$99,162	\$103,706
Average House Value	\$234,546	\$278,362	\$325,545

Demographics data derived from AlphaMap



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PROPERTY LOCATION



LOCATION OVERVIEW

Great Downtown Mandan Location!

Surrounded by a variety of downtown restaurants, banking, and entertainment



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