

MULTIFAMILY FOR SALE
1500 1ST AVENUE NW | MANDAN, ND





PROPERTY OVERVIEW

Fully occupied, six-unit investment opportunity in North Mandan. This property features six 2-bedroom, 1-bathroom apartments on three levels. Easy access to Downtown Mandan and Interstate 94. Rents will be increased on October 1, 2024.

PROPERTY HIGHLIGHTS

- Full brick exterior
- Coin operated laundry on each level
- On-site parking
- Potential gross rent: \$57,840
- Taxes (2023): \$6,803.50
- Specials- Installments: \$1,220.63 / Balance: \$5,333.49

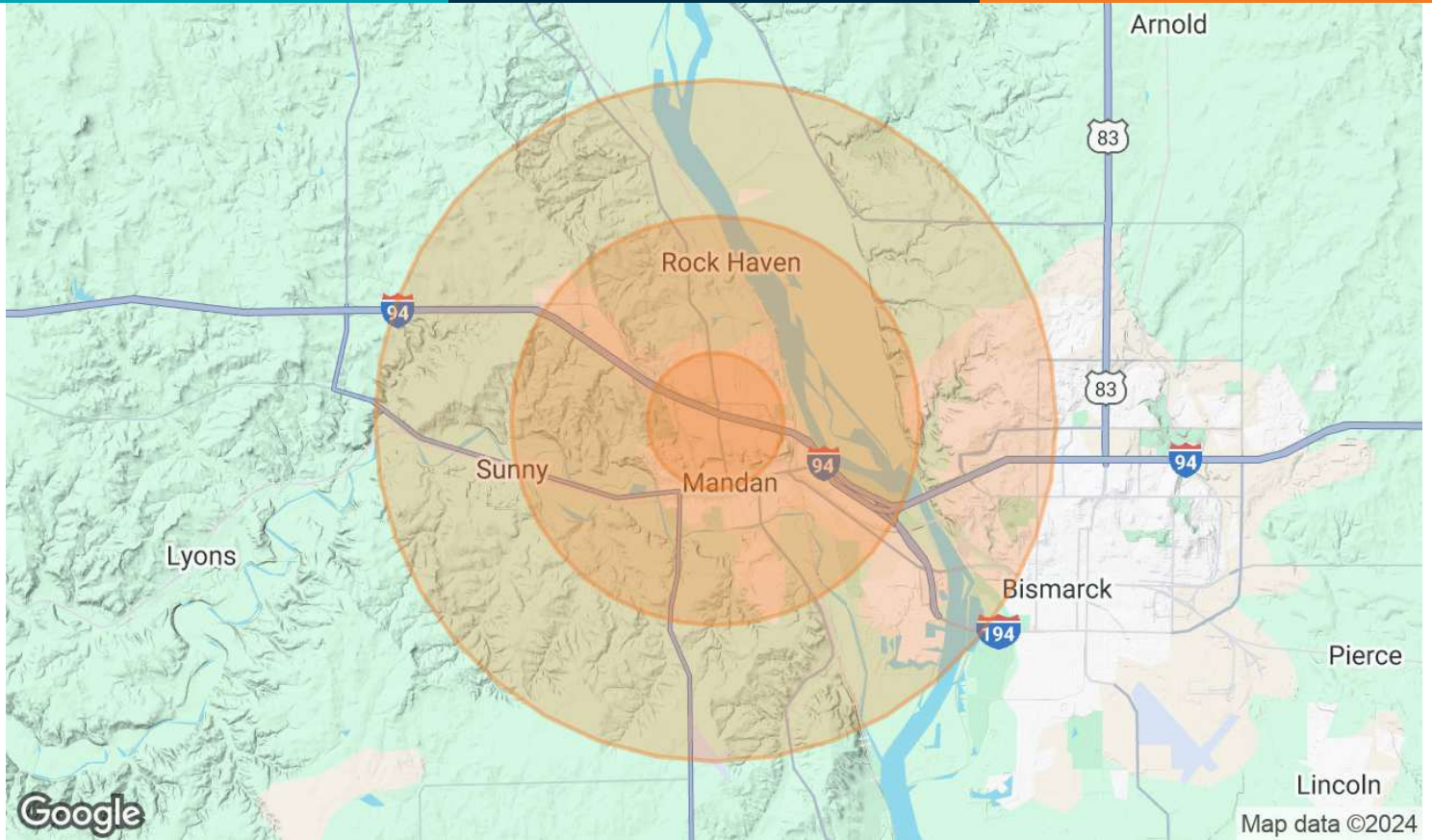
OFFERING SUMMARY

Sale Price:	\$530,000
Building Size:	6,945 SF
Lot Size:	9,100 SF
Year Built:	1977
Zoning:	CA - Neighborhood Commercial
PID#:	65-2150000
Market:	Mandan





Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,717	20,650	52,994
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	3,462	8,533	21,884
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$97,132	\$104,816	\$108,332
Average House Value	\$256,393	\$293,546	\$340,647

Demographics data derived from AlphaMap



BRETT BINA, COMMERCIAL REALTOR®

Advisor
701.527.9101
brett@thecragroup.com



KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker
701.527.0138
kristyn@thecragroup.com



Although information has been obtained from sources deemed reliable, neither Owner nor CRA makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Property may be withdrawn without notice. Neither Owner nor CRA accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Photos, logos, and other images herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.