

FOR SALE - DRIVE-THRU PROPERTY



1922 E BROADWAY AVE, BISMARCK

PROPERTY DESCRIPTION

This 1,578 SF drive-thru property with ample parking, offered at the attractive price of \$415,000, boasts essential features like walk-in coolers and a small dining area with tables and chair included. Equipped with a fire suppression system, security features, and high-capacity electrical panels, it's tailor-made for a seamless operation. Added perks include a grease trap, reverse osmosis water purifier, and rooftop HVAC units. Don't miss this opportunity to acquire a well-equipped property!

PROPERTY HIGHLIGHTS

- Drive-Thru Property with Ample Parking
- 1,578 Total SF (958 SF Main Footprint, 260 SF Storage/Cooler, 360 SF Basement)
- Walk-In Cooler / Freezer - Both 10' x 8'
- Includes Grease Hood and Condensation Hood
- 3 Compartment and Handwashing Sinks
- Small Dining Area with Tables/Chairs Included (Seats 31)
- Restroom

OFFERING SUMMARY

Sale Price:	\$415,000
Lot Size:	18,914 SF
Building Size:	1,578 SF
Year Built:	1972 (Remodeled 1995)
2023 Taxes	\$4,350.72
Specials Balance:	\$0

- Exhaust Fans, Make-up Air Units, and 2 HVAC Units on Roof
- 12' x 30' Basement w/Bathroom, Grease Trap, Reverse Osmosis Water Purifier
- Fire Suppression System & Security System
- (2) 250 Amp Electrical Panels and (3) 240v Outlets in Kitchen
- Pylon Sign, Menu Board, and Drive-Thru Tech Included



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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 PHOTOS



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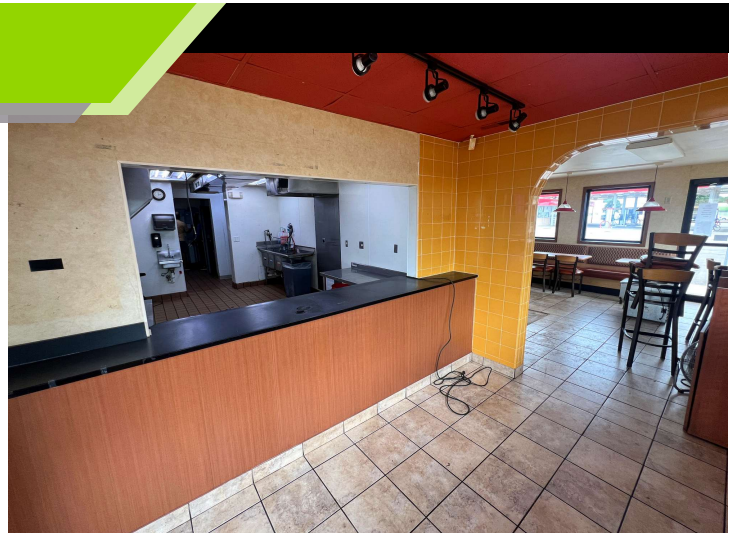
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INTERIOR PHOTOS



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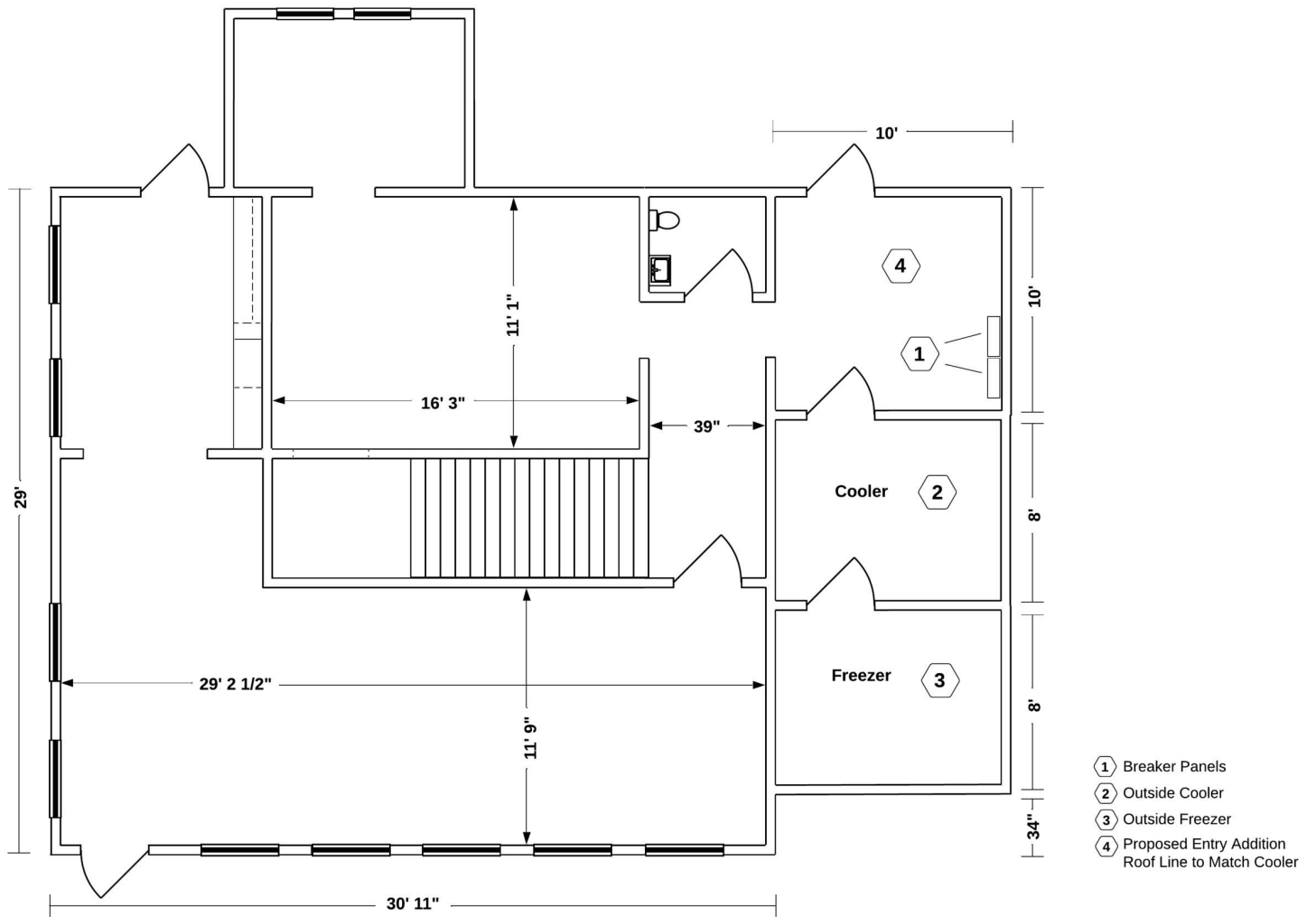
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FLOOR PLAN



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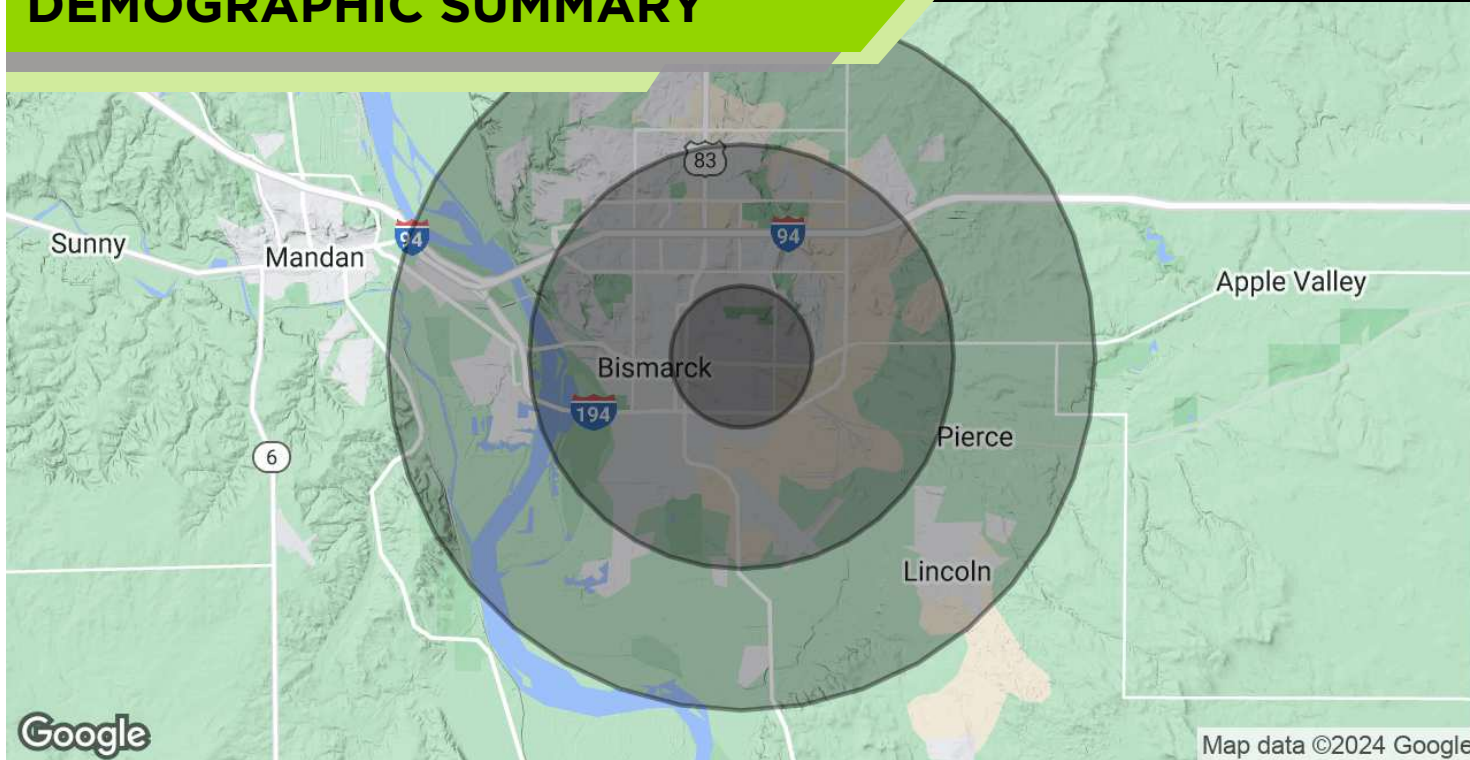
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DEMOGRAPHIC SUMMARY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,392	57,402	93,714
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,604	25,807	39,338
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$66,509	\$83,245	\$96,349
Average House Value	\$255,218	\$271,461	\$317,391

Demographics data derived from AlphaMap



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PROPERTY LOCATION



LOCATION OVERVIEW

SE Bismarck

East Broadway Avenue Sees 5,230 Vehicles Per Day



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