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# Prime Mixed-Use Property in Napoleon, ND

EXCEPTIONAL INVESTMENT OPPORTUNITY WITH  
ENDLESS POTENTIAL

This property features **10 one and 2 bed 55+ apartments** and **10 furnished studio apartments**, providing an excellent living solution for seniors and individuals.

## COMMUNITY HIGHLIGHTS AND LOCAL BUSINESSES

Napoleon offers diverse services: agricultural, automotive, construction, dining, financial, health, lodging, and community services, enhancing the appeal of this versatile property for potential investors.

3801 Lockport St  
#1, Bismarck ND  
58503  
701-222-2217

# 311 4<sup>th</sup> St E



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# AMENITIES

## *Rented Spaces*



**55+ Apartments with 1 or 2 Bedrooms**



**10 Rentable Garages**

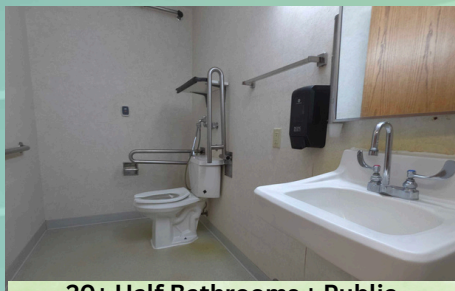


**10 Furnished Studio Apartments**

## *Interior Rooms and Offices*



**20+ Interior Rooms or Offices**



**20+ Half Bathrooms + Public Bathrooms and Washrooms**



**Backup Propane Generator**

## *Kitchen/Dining*



**Commercial Kitchen**



**Commercial Dish Washing Room**



**Dining Area or Future Retail Area**



**27,000 SF**

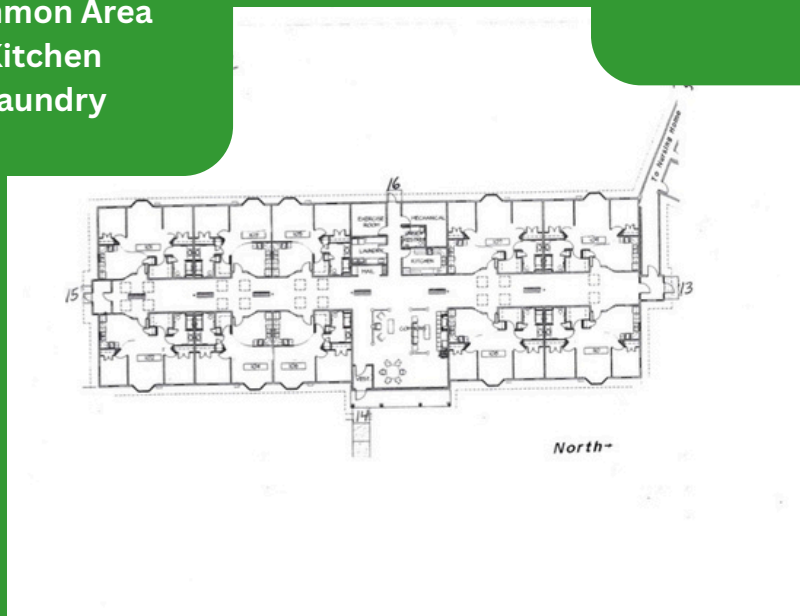
20 Rooms + ½ Bath  
Multiple Offices  
Waiting Room  
Public Restrooms  
Storage Rooms  
Reception & more!



**17,665 SF**

Assisted Living  
6 two bedroom  
4 one bedroom  
Common Area  
Kitchen  
Laundry

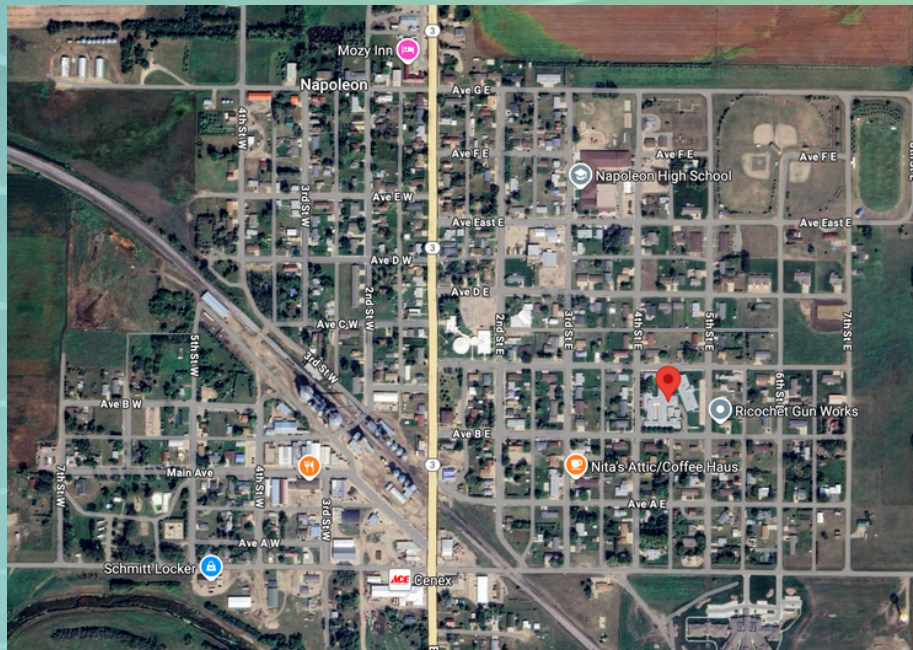
Ten Garages  
two 10'x10' doors  
Connected Hallway





# LOCAL BUSINESSES

- **Agricultural Services:** Central Dakota Frontier Cooperative, Valley Plains Equipment, Napoleon Livestock, various custom work, and spraying services.
- **Automotive:** Napoleon Oil Company, Northside Napa, Keith's Repair.
- **Construction & Hardware:** Main Street Hardware, Advanced Coatings, BJB Construction, Logan County Concrete.
- **Dining & Food:** K Jac's Kitchen, Del's Market, Hwy #3 Bakery & Coffee Shop, White Maid Restaurant & Bar.
- **Financial & Legal:** First Community Credit Union, Stock Growers Bank, Zimmerman Law Office.
- **Health & Beauty:** Napoleon Clinic, Napoleon Drug, Focus Chiropractic, various salons.
- **Lodging:** Broken Bell Inn, Imperial Lodging, Mozy Inn.
- **Community Services:** Napoleon Public School, City Hall, Logan County Abstract Company.



## Other Opportunities:

- **Multi-Family Housing:** Further developing the apartment concept, appealing to various age groups.
- **Community Center/Event Space:** The size and layout could lend itself to a hub for community events, classes, or gatherings.
- **Medical/Wellness Center:** The existing infrastructure may be suitable for a clinic, therapy center, or other health-related services.
- **Co-working Space/Business Incubator:** Supporting local entrepreneurs and small businesses.
- **Educational Facility:** Potentially for vocational training or adult education.