

Office/Retail Building for Sale

123 1st Avenue S, Jamestown, ND 58401

MLS#25-69



SHOWING BY APPOINTMENT ONLY

PROPERTY DESCRIPTION: This is an excellent opportunity to own a two-story brick office building in the heart of Jamestown, ND. This sales leaseback will include a 5-year lease for approximately 4,750 square feet of the building by a national credit tenant. Priced well below replacement cost, this building consists of 19,113 square feet on the main and second levels with an additional 10,595 square feet in the semi-finished basement. With it's central location in downtown Jamestown, this property has several dining and entertainment options withing walking distance. There will be great upside potential in this building once the vacancies have been filled.

BUILDING SIZE: 19,113 SF (First & Second Floors)
10,595 SF (Basement)
740 SF (Drive Thru Building)

LOT SIZE: 33,000 SF

PURCHASE PRICE: \$350,000

PARCEL: 74-5117640

YEAR BUILT: 1970



PROPERTY RESOURCES GROUP

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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



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