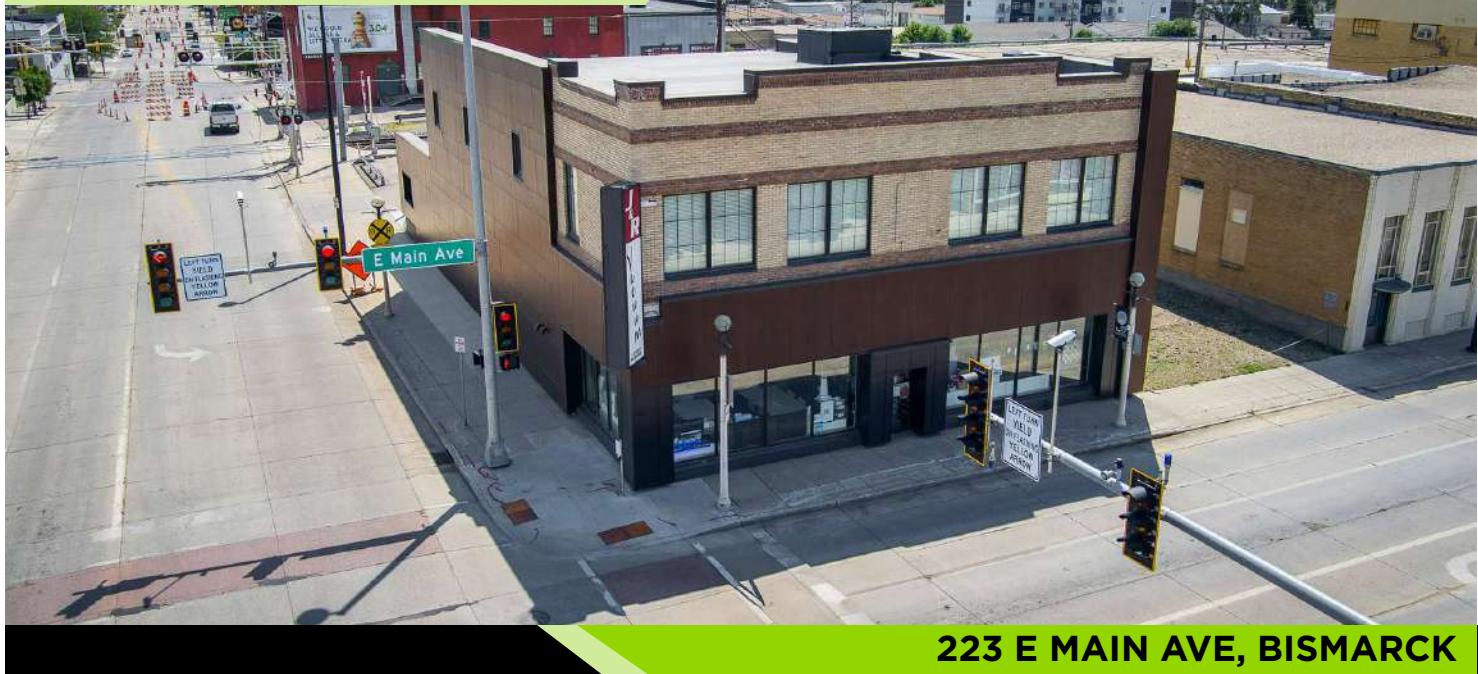


# FOR SALE - DOWNTOWN OFFICE BUILDING



**223 E MAIN AVE, BISMARCK**

## PROPERTY DESCRIPTION

Uncover the legacy and potential of this 13,063 SF historic gem! With an eclectic design and spanning three stories, this property offers versatile space, including a 3,869 SF showroom and a 1,425 SF repair department on the main level. Its intricate mix of original wooden timbers, high ceilings, and large commercial glass windows draws attention. Updated with a new rubber membrane roof and security system, the property seamlessly blends historical charm with modern conveniences. Owning a piece of Bismarck history at this legendary corner, renowned for its high traffic, is a rare opportunity offered at \$1,290,000.

## PROPERTY HIGHLIGHTS

- Own a piece of Bismarck history! This is a legendary corner with the 3rd largest traffic count of any intersection and is "THE corner to be on" in Bismarck
- 3 Stories - Main Level 5,325 SF, Upper Level 3,869 SF, Lower Level 3,869 SF
- 9' x 14' Private Office
- 3,869 SF Showroom and 1,425 SF Repair Department on Main Level

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,290,000
<b>Building Size:</b>	13,063 SF
<b>Lot Size:</b>	7,000 SF
<b>Zoning:</b>	Downtown Core
<b>Year Built:</b>	1898
<b>2024 Taxes:</b>	\$7,900.13
<b>Specials Balance:</b>	\$0
<b>Traffic Count:</b>	21,965 Vehicles Per Day

- Huge Commercial Glass Windows
- Handicap Accessible Mens/Womens Restrooms on Main Level and Ramp Outside
- Electric Power Conveyer to Upper Level
- Security System with Multiple Cameras Throughout
- Building Exterior Remodeled in 2015, Interior in 2005
- 6 Parking Spots On-Site



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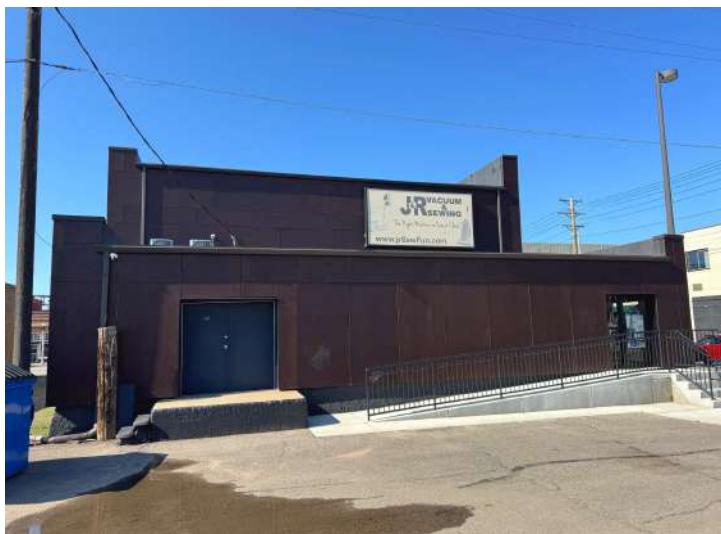
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## RISE PROPERTY BROKERS

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# PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 3 Stories - 13,063 Total SF, Main Level 5,325 SF, Upper Level 3,869 SF, Lower Level 3,869 SF
- Eclectic Design
- 9' x 14' Private Office
- 3,869 SF Showroom and 1,425 SF Repair Department on Main Level
- High Ceilings Throughout (13' in Front Showroom)
- 10' Ceiling Height in Lower and Upper Levels
- Acoustic Ceiling with 2' x 4' Troffers on Main Level
- Huge Commercial Glass Windows (All New Windows in Remodel)
- Handicap Accessible Mens/Womens Restrooms on Main Level, Handicap Ramp Outside
- Electric Power Conveyer to Upper Level
- Security System with Multiple Cameras Throughout
- 3 Furnaces (2 with Central Air)
- 6 Parking Spots On-Site
- Framing Exists for a Roll-Up Garage Door on South Side
- New Rubber Membrane Roof Installed in 2015
- Rock, Block, and Brick Throughout
- Original Wooden Timbers in Lower Level
- Building Exterior Remodeled in 2015, Interior Remodeled in 2005 to Include Plumbing/Electrical
- Metal Skeleton Constructed Around Entire Building Before Any Finishes Installed
- 150 Year Old Solid Foundation
- Corner Signage is grandfathered in for future use and is included in the sale price
- City Parking Structure Across the Street



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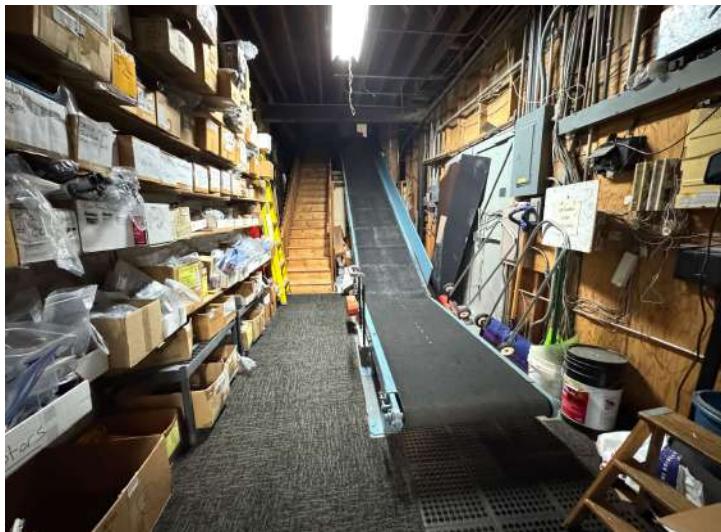
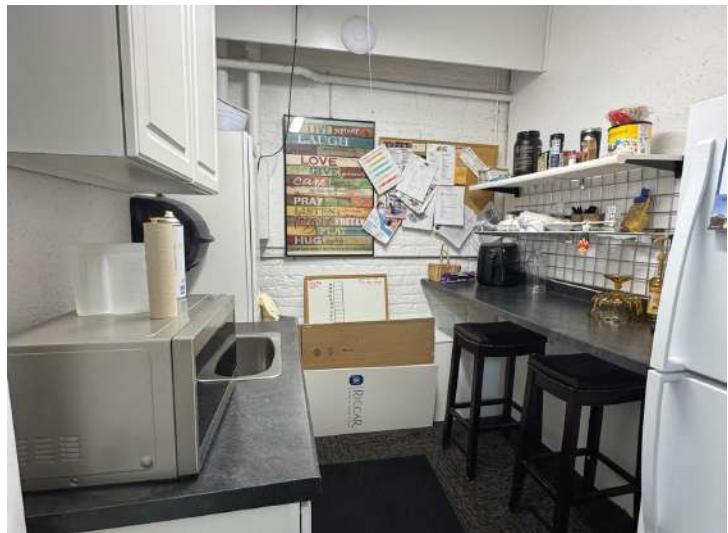
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# INTERIOR PHOTOS



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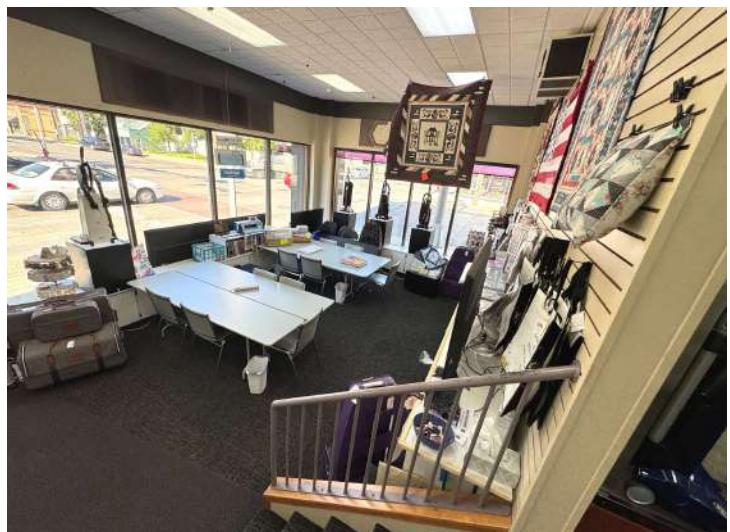
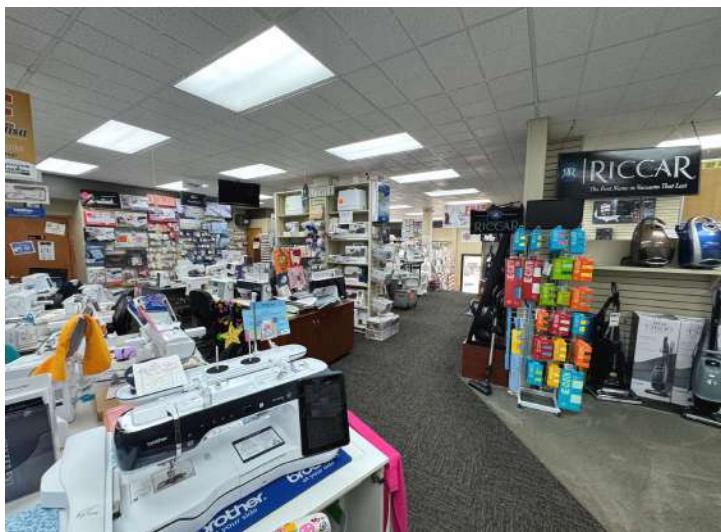
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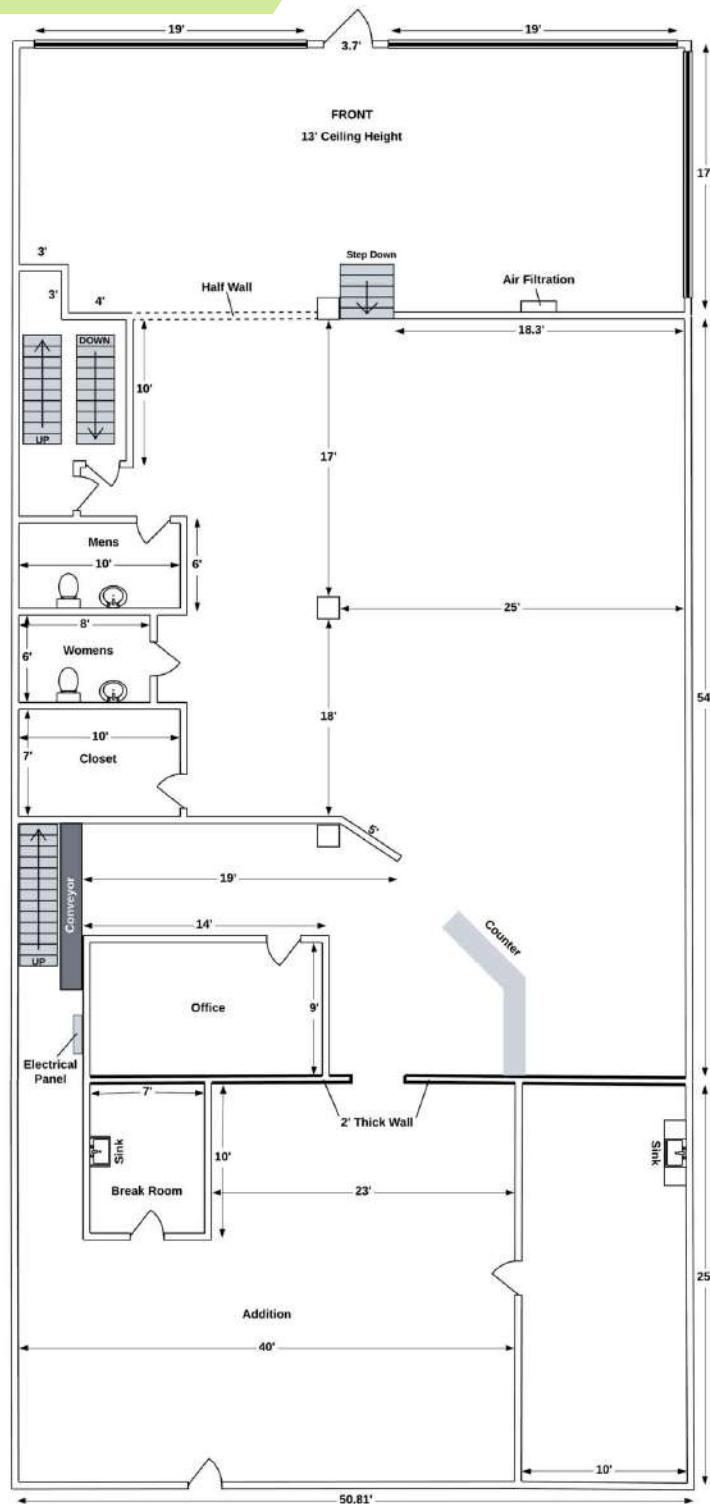
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# MAIN LEVEL FLOOR PLAN



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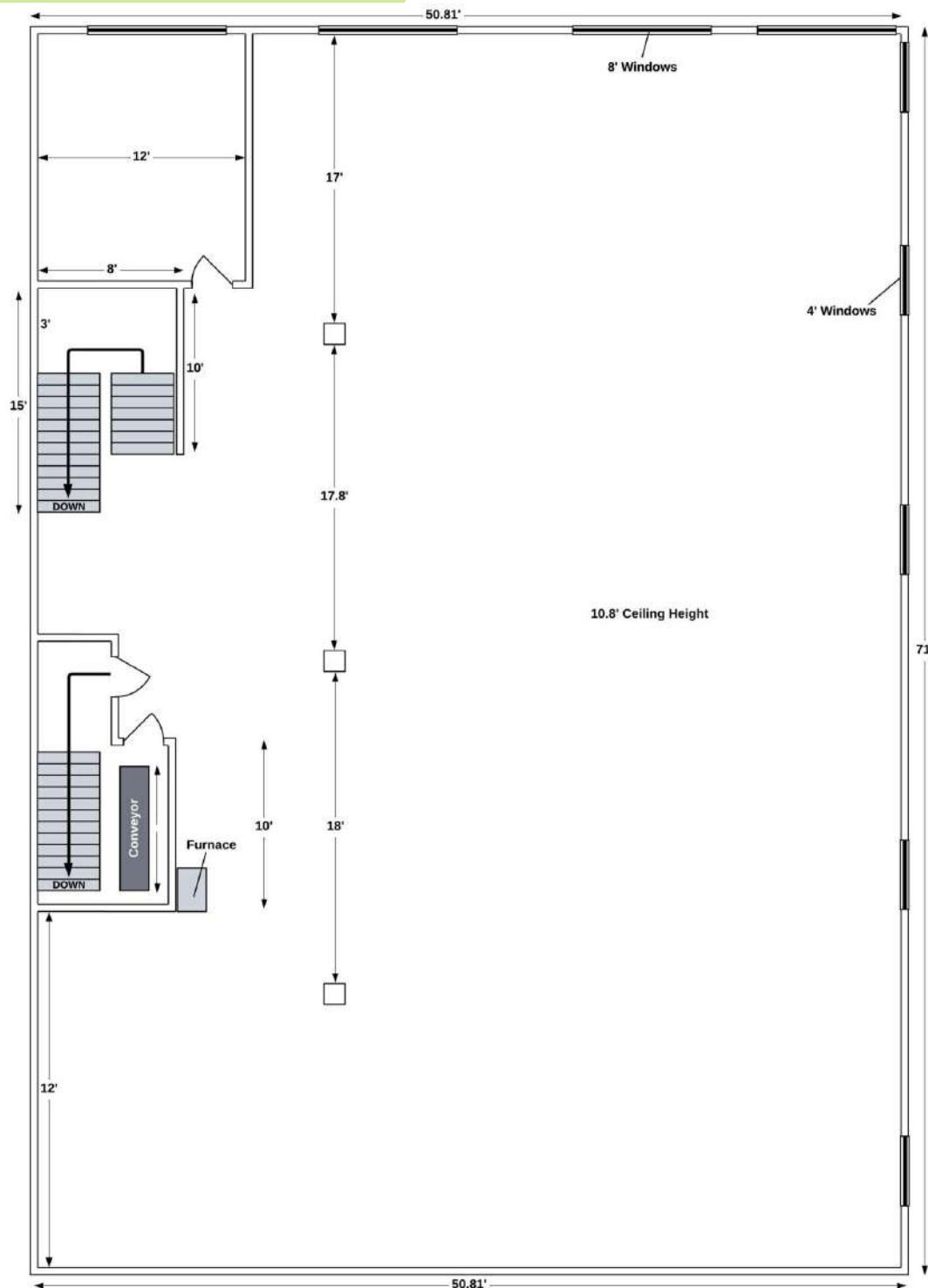
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# UPPER LEVEL FLOOR PLAN



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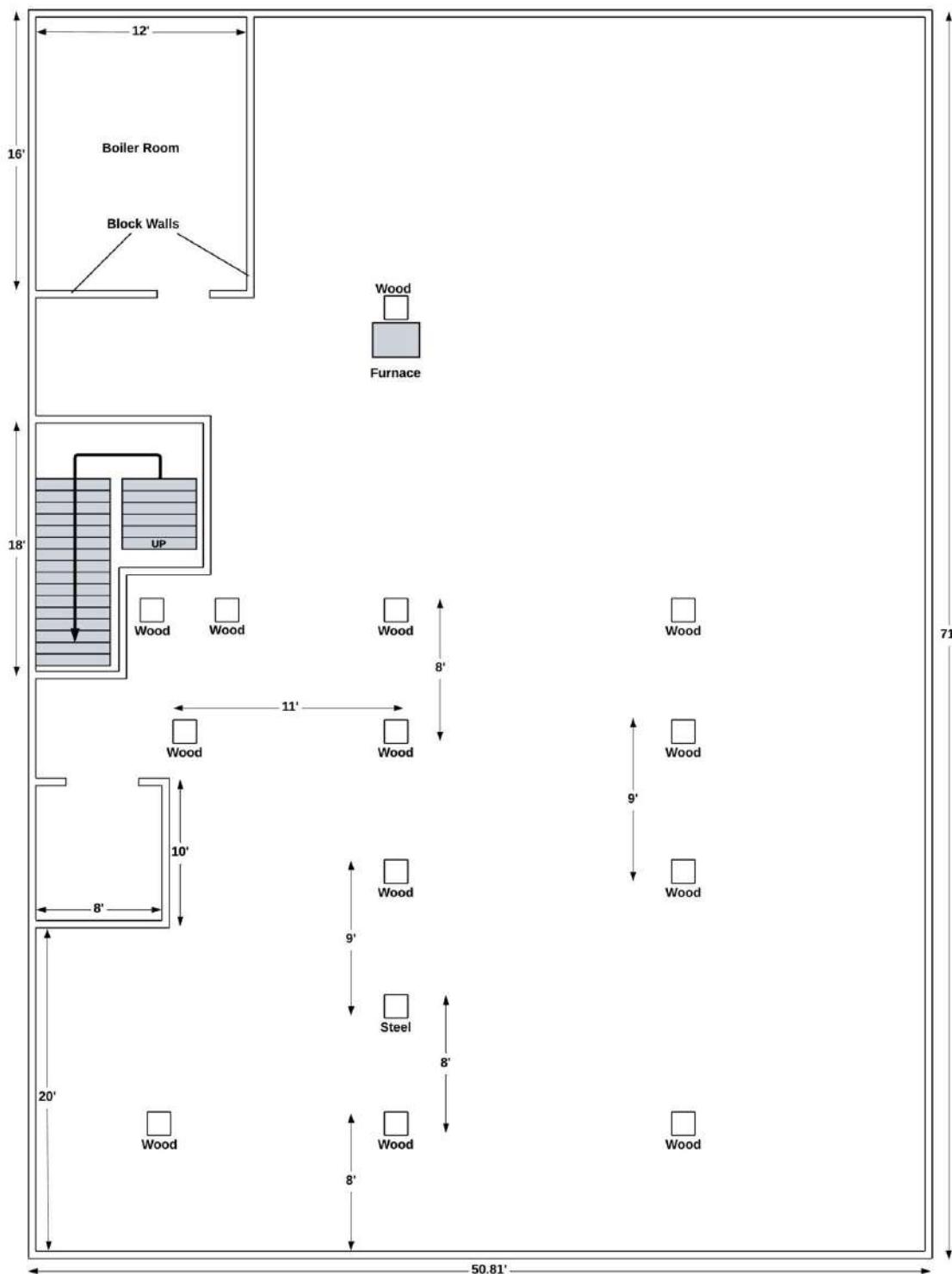
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# LOWER LEVEL FLOOR PLAN



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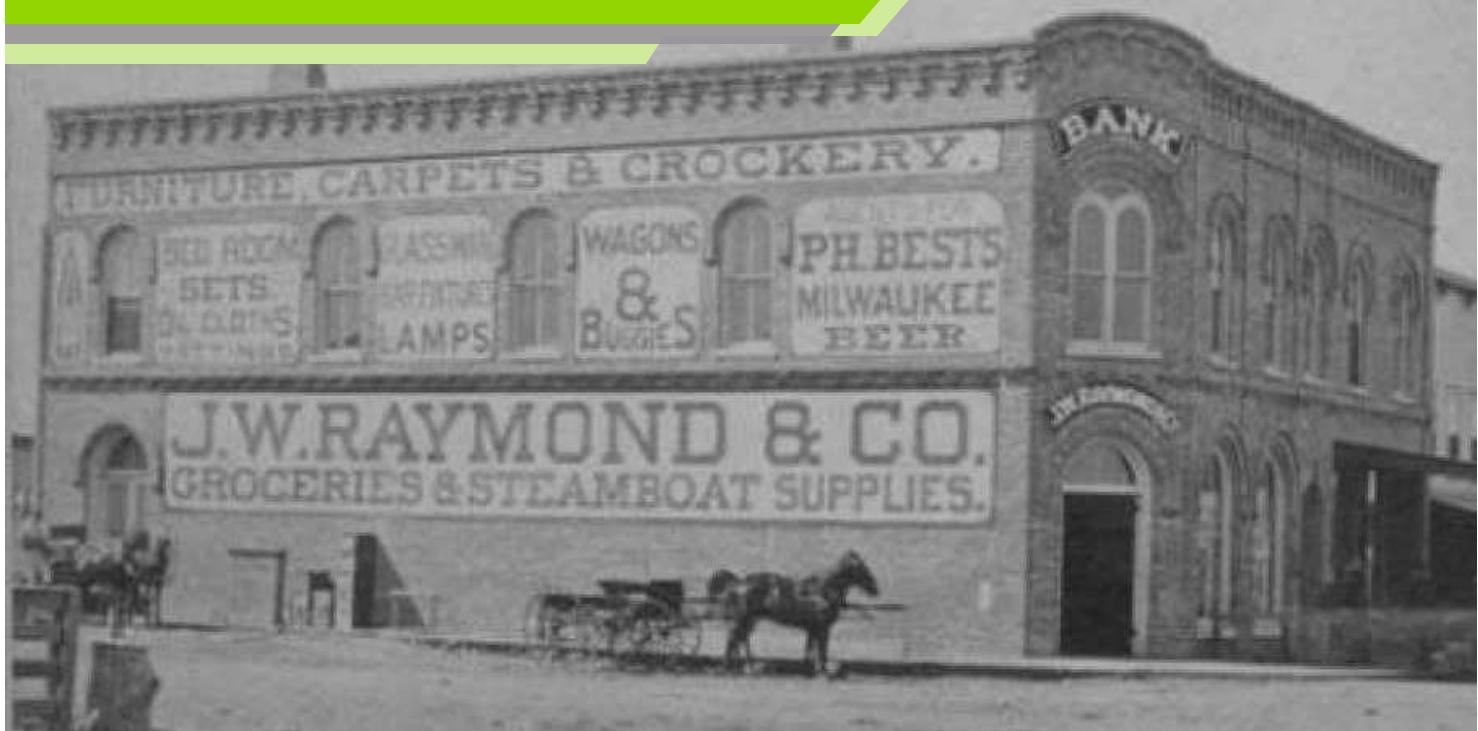
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# HISTORICAL INFORMATION



## PROPERTY HISTORY

**1877** - Word of the New (Current) Location Was Published in the Bismarck Tribune

**1877** - Sketch of the New Building Released to the Paper

**1878** - Business Moved to the 3rd and Main Location

**2005** - Interior Remodeled

**2015** - Exterior Remodeled

**2025** - Currently the Oldest Brick Structure in Bismarck



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# DOWNTOWN PARKING



1. Rosser Parking Lot
2. 5th & Thayer Lot
3. 6th & Thayer Ramp
4. 7th & Broadway Ramp
5. 6th & Broadway Ramp
6. 3rd & Main Street Ramp

## #1 - ROSSER PARKING LOT

**Monthly Rent Rate:** \$64 Per Parking Space



## #2 - FIFTH AND THAYER PARKING LOT

**Monthly Rent Rate:** \$64 Per Parking Space



## #3 - SIXTH AND THAYER RAMP

**Monthly Rent Rate:** \$64 (Covered Space) \$40 (Rooftop Space)

**Hourly Rent Rate:** \$1.50 Per Hour or \$8 Per Day



## #4 - SEVENTH AND BROADWAY RAMP

**Monthly Rent Rate:** \$64

**Hourly Rent Rate:** \$1.50 Per Hour



## #5 - SIXTH AND BROADWAY RAMP

**Monthly Rent Rate:** \$64 (Covered Space) \$40 (Rooftop Space)

**Monthly Nights Rate:** \$28 (4pm to 4am)

**Hourly Rent Rate:** \$1.50 Per Hour or \$8 Per Day



## #6 - THIRD AND MAIN STREET RAMP

**Monthly Rent Rate:** \$64 (Covered Space) \$40 (Rooftop Space)

**Monthly Nights Rate:** \$28 (4pm to 4am)

**Monthly Alley Parking:** \$70

**Hourly Rent Rate:** \$1.50 Per Hour or \$8 Per Day



To inquire about available spaces, contact the Bismarck Parking Authority at 701-222-8954



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# DOWNTOWN BUSINESSES

## DINING



## SHOPPING



## SERVICES



## FINANCIAL



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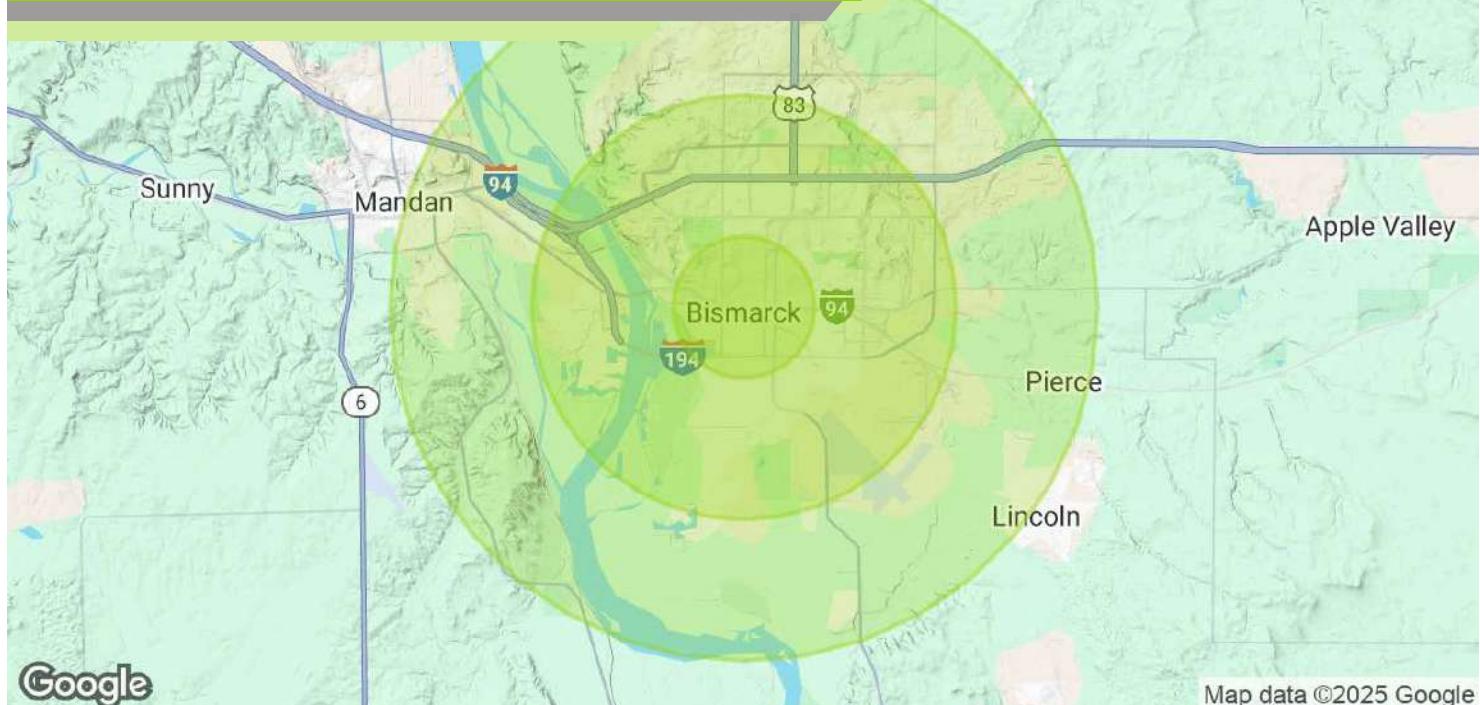
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# DEMOGRAPHIC SUMMARY



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,061	62,924	92,038
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,570	28,109	38,947
# of Persons per HH	2	2.2	2.4
Average HH Income	\$69,487	\$87,621	\$95,856
Average House Value	\$231,071	\$294,074	\$313,536

Demographics data derived from AlphaMap



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# PROPERTY LOCATION



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## LOCATION OVERVIEW

Located in Downtown Bismarck on the Corner of Main Avenue and 3rd Street

Legendary Corner with the 3rd Largest Traffic Count of any Intersection in Bismarck

Sees 10,240 Vehicles Per Day on Main Avenue and 11,725 on 3rd Street



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