

# FOR SALE- OFFICE CONDO



**931 S 9TH ST, SUITE 201, BISMARCK**

## PROPERTY DESCRIPTION

Priced at \$825,000, this office condo boasts a generous 5,517 SF of space complete with private offices, a spacious conference room with a kitchen, and high-end finishes throughout. The unit features a built-in mahogany reception station, elevator access, and the option for pylon and exterior signage. With abundant parking and a prime location in a high-traffic area, this property offers an unparalleled opportunity to establish a prominent presence in Bismarck.

## PROPERTY HIGHLIGHTS

- 2nd Floor w/Elevator
- Private Offices w/Windows, Great Views
- Large Conference Room w/Kitchen
- High-End Finishes
- Built-in Mahogany Reception Station
- Pylon & Exterior Signage Available
- High Traffic Location

## OFFERING SUMMARY

<b>Sale Price:</b>	\$825,000
<b>Unit Size:</b>	5,517 SF
<b>2023 Taxes:</b>	\$9,330.41
<b>Specials Balance:</b>	\$2,669.99
<b>Specials Installments:</b>	\$433.44
<b>Condo Owner Responsibilities:</b>	Utilities, Janitorial, Liability Insurance, Condo Owners Fee
<b>Parking:</b>	Large Lot w/Ample Parking

## NEARBY BUSINESSES

Big Lots	Kirkwood Mall
Cash Wise	Office Depot
Dollar Tree	Pizza Hut
Eide Ford	Taco Del Mar
La Enchilada	Tommy's Car Wash
Little Caesars	Wendy's



George Yineman  
Broker/President

George@risepropertybrokers.com  
c: 701.319.3000

*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

1010 E Central Ave  
Bismarck, ND 58501

o: 701.222.0232

[risepropertybrokers.com](http://risepropertybrokers.com)



# SUITE 201 PHOTOS



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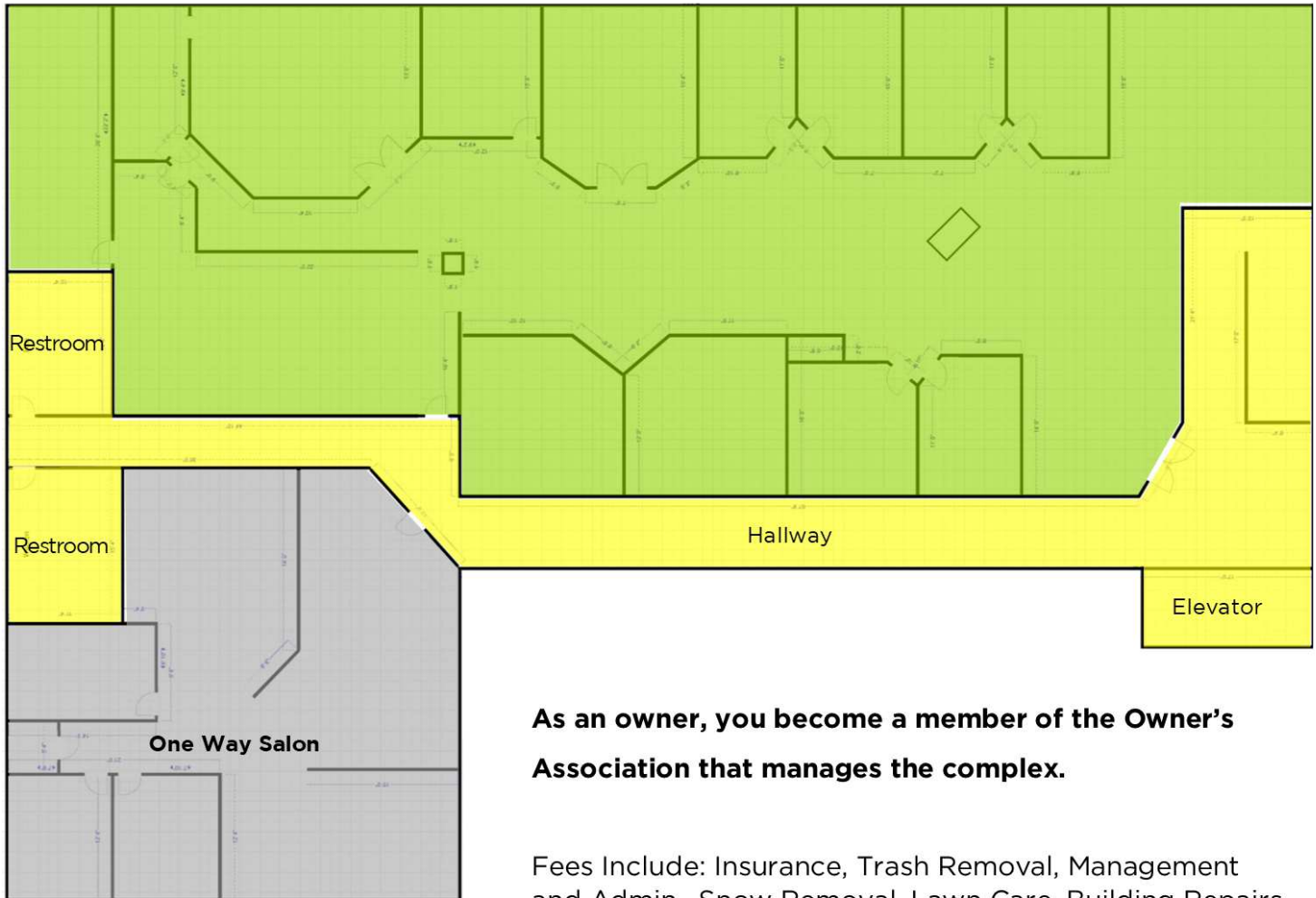
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# SUITE 201 LAYOUT

## Suite 201

## Shared Space



**As an owner, you become a member of the Owner's Association that manages the complex.**

Fees Include: Insurance, Trash Removal, Management and Admin., Snow Removal, Lawn Care, Building Repairs, and City Water and Sewer.

Electricity and Gas fees will be the responsibility of each unit owner.



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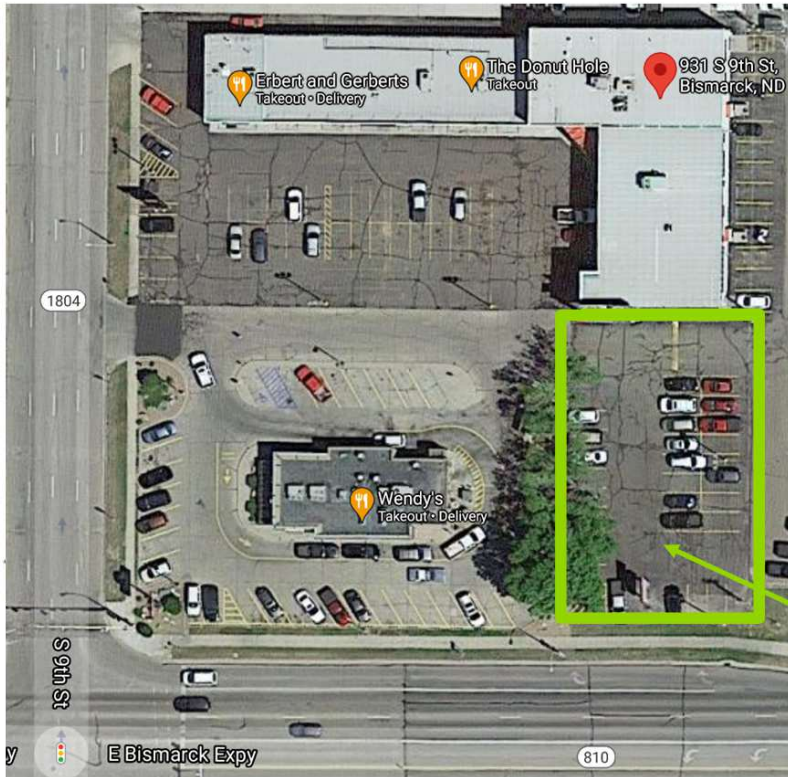
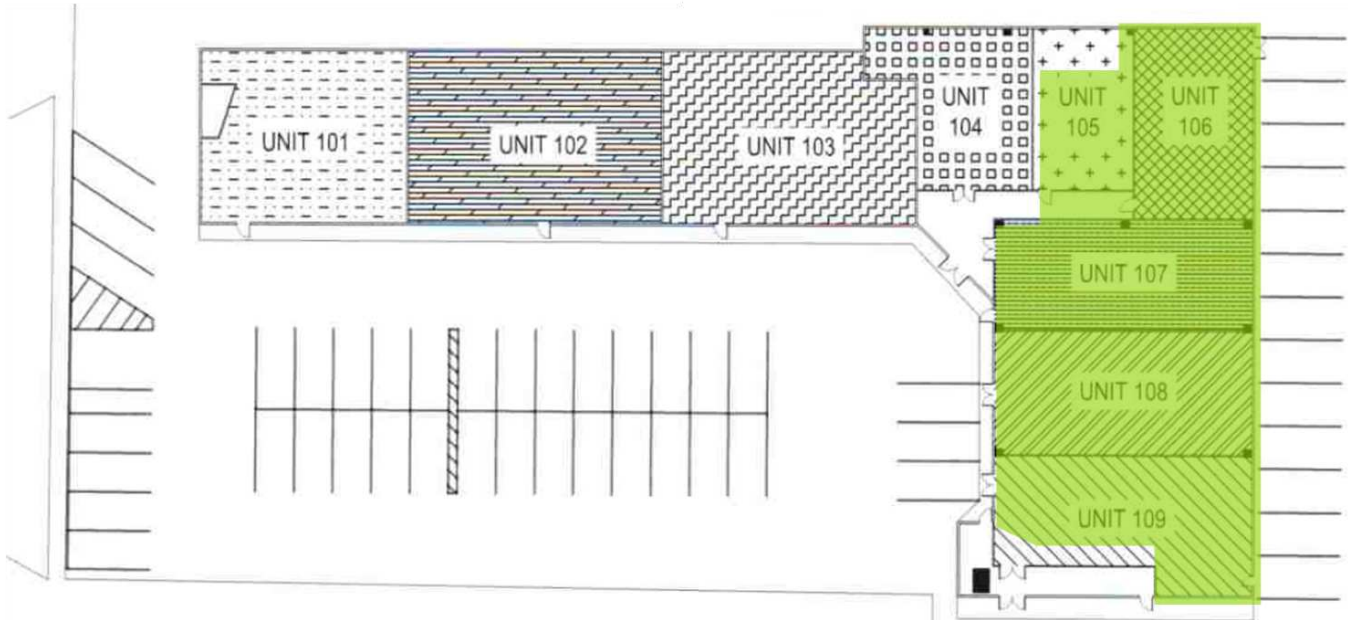
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# SITE PLAN

Suite 201 is located on the 2nd Level



Suite 201 Parking Area



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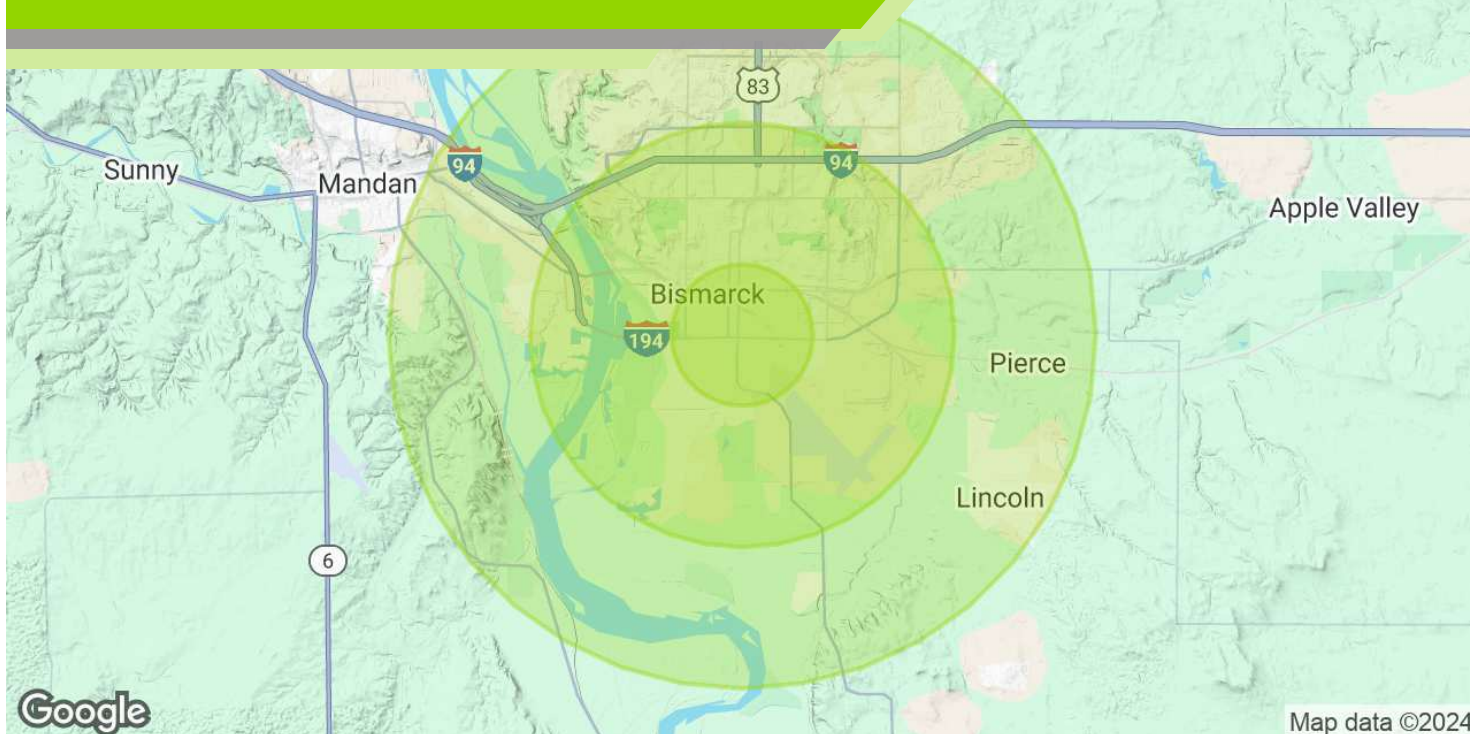
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# DEMOGRAPHIC SUMMARY



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,057	53,431	91,135
Average Age	40	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	42	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,368	24,011	38,439
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$72,225	\$86,342	\$95,822

## TRAFFIC COUNTS

East Bismarck Expressway	26,555/day
South 9th Street	7,070/day

Demographics data derived from AlphaMap



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# PROPERTY LOCATION



## LOCATION OVERVIEW

Located in a high-traffic location in South Bismarck with easy access and abundant on-site parking.

One block from Kirkwood Mall.

In the heart of Bismarck's activity, located on the corner of 9th St and Bismarck Expressway.

One of Bismarck's busiest intersections.



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## THE RISE TEAM

### GEORGE YINEMAN

Broker/President  
701.319.3000



**George Yineman**  
Broker / President  
701.425.9427



**Regina Yineman**  
Commercial Agent / VP of Operations  
701.471.3140



**Adam Geiger, CCIM**  
Associate Broker / REALTOR®  
701.425.9427



**Chris Volk**  
Commercial REALTOR®  
701.880.0522



**Fred Koenig**  
Commercial REALTOR®  
701.226.7206



**Virginia Swan**  
Commercial & Residential REALTOR®  
701.371.6351



**Maleah Nelsen**  
Marketing Strategist



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