

FOR SALE

# 501 DAKOTA AVE.

WAHPETON, ND 58075



**CBRE**

501 Dakota Ave. Wahpeton, ND 58075

## EXECUTIVE SUMMARY

- CBRE, Inc., as exclusive agent, is pleased to present the opportunity to purchase the 100% fee simple interest in this retail building located at 501 Dakota Ave in Wahpeton, ND 58075 (“Wahpeton BoW”).
- Offered free & clear of debt and with “clean” title.
- 10,271 SF retail bank branch along Dakota Avenue, the busiest road in town
- Four drive-thru lanes and parking behind building
- Originally built in 1936, masonry construction, four floors total (including basement)
- Includes two parcels of land for a total of 1.2 acres
- Additional parcel in the back has 5,000 SF storage building and additional parking
- At **\$100,000**, the property is offered at a significant discount to replacement cost. Replacement cost is estimated as \$200/SF.
- Wahpeton BoW is on a generous ±1.2 acre (±52,272SF) site; with excellent surface level parking (28 stalls) plus street parking on two sides
- 2020 RE Taxes & Specials were \$11,662.65

Offering Price .....	<b>\$100,000</b>
Building Size .....	<b>10,271 SF Retail &amp; 5,000 SF cold storage</b>
Land Size .....	<b>1.2 acres</b>
Year Built .....	<b>1936</b>
APN.....	<b>50-0001-12970-000 &amp; 50-0001-12972-000</b>
Zoning.....	<b>General Commercial</b>
Land Use.....	<b>Retail / Office</b>
Parking.....	<b>28 striped spaces + street parking</b>



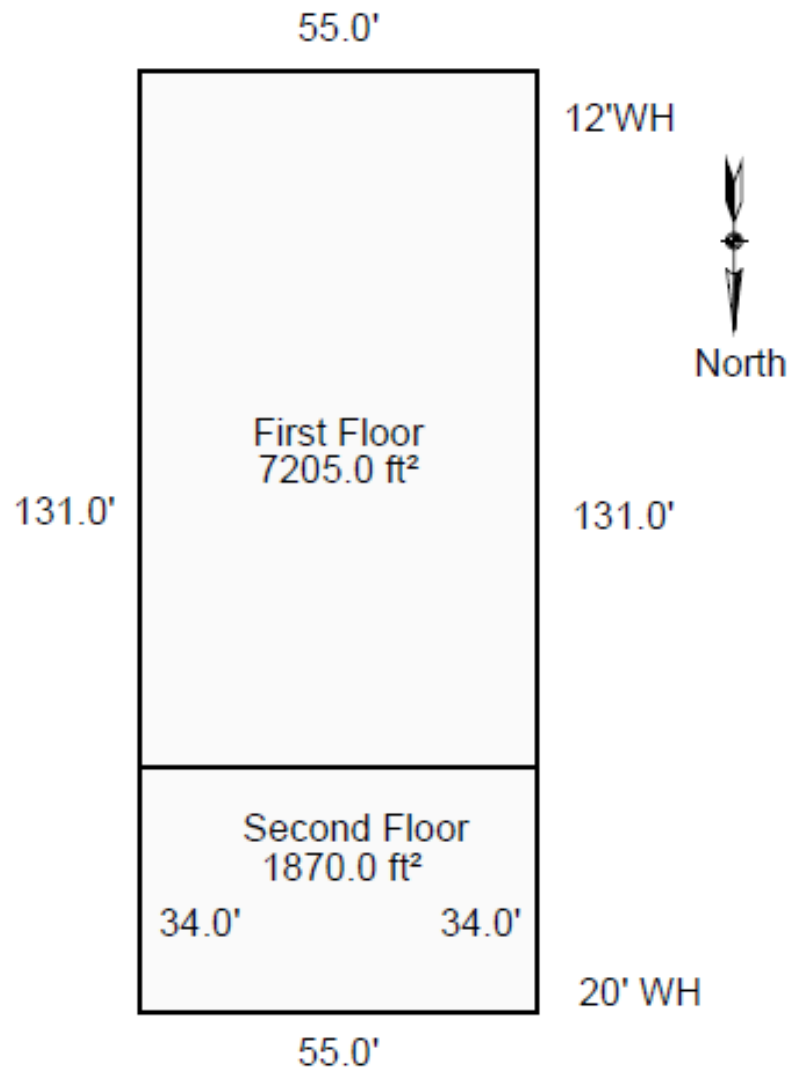




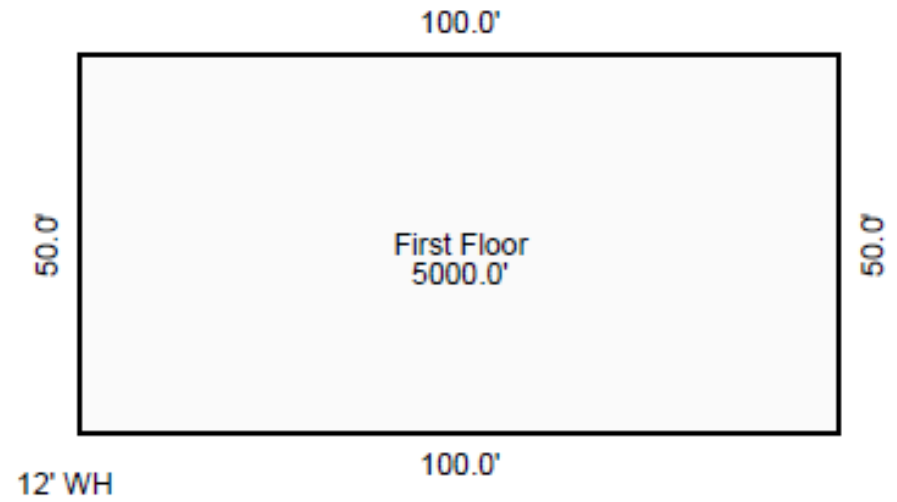




Retail Space Floor Plan



Cold Storage / Extra Building Floor Plan





**CHANCE LINDSEY**  
Senior Vice President  
+1 701 660 3500  
[chance.lindsey@cbre.com](mailto:chance.lindsey@cbre.com)

**KYLE FERDERER**  
Associate  
+1 701 660 3500  
[kyle.ferderer@cbre.com](mailto:kyle.ferderer@cbre.com)

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