

RETAIL FOR SALE

1003 E INTERSTATE AVE | BISMARCK, ND





PROPERTY DESCRIPTION

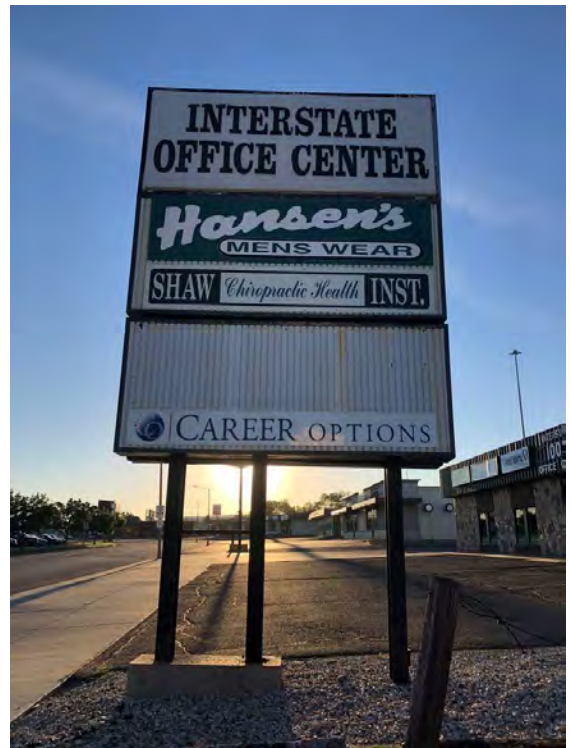
Multi-tenant commercial investment building located in North Bismarck next to I-94 on Interstate Avenue. Building is 100% occupied with seven commercial/professional mixed suites ranging from 400 SF- 3,187 SF. Rents are Modified Gross. This property has plenty of upside potential with great long-term ownership.

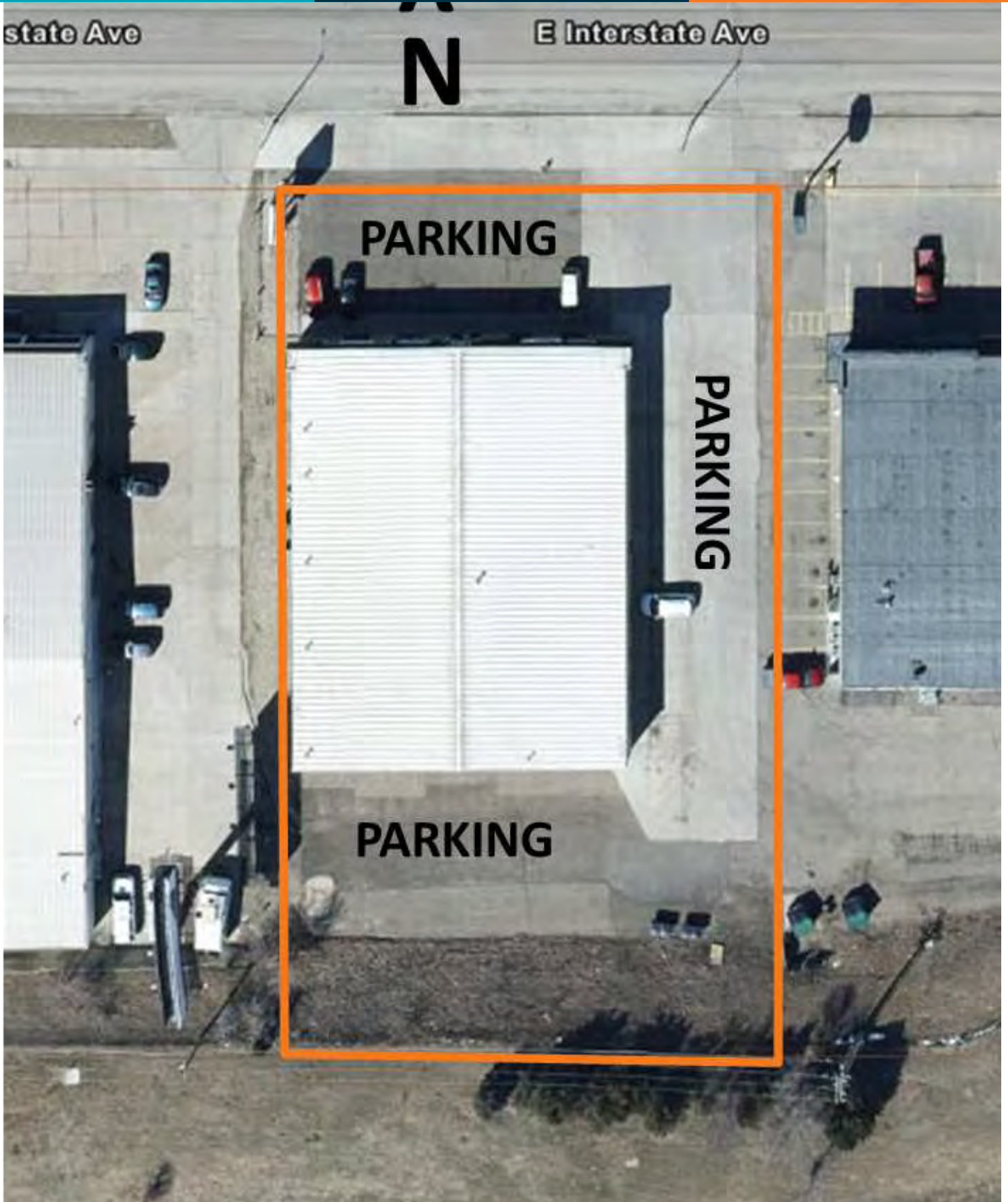
PROPERTY HIGHLIGHTS

- Cash flow property
- Great North location
- Ample parking
- Units separately metered
- Store front signage + Pylon signage
- Common area bathrooms
- Professionally managed
- Taxes (2024): \$16,332.00
- Specials- Installments: \$1,042.17 / Balance: \$976.00
- ***SHOWING DISCLOSURE: All showings must be prescheduled to qualified buyers. All property visits must be approved by listing broker. Absolutely no contact with tenants, management, or ownership without approval from listing brokers. DO NOT CONTACT MANAGER OR DISTURB OCCUPANTS. Please contact listing broker before any visit to the site. All showings of units will only occur upon qualified offer with reasonable buyer inspections and due diligence.

OFFERING SUMMARY

| | |
|------------------|--------------|
| Sale Price: | \$1,275,000 |
| Number of Units: | 1 |
| Lot Size: | 39,639 SF |
| Building Size: | 12,500 SF |
| PID #: | 0630-001-010 |
| NOI: | \$83,834.72 |
| Cap Rate: | 6.58% |

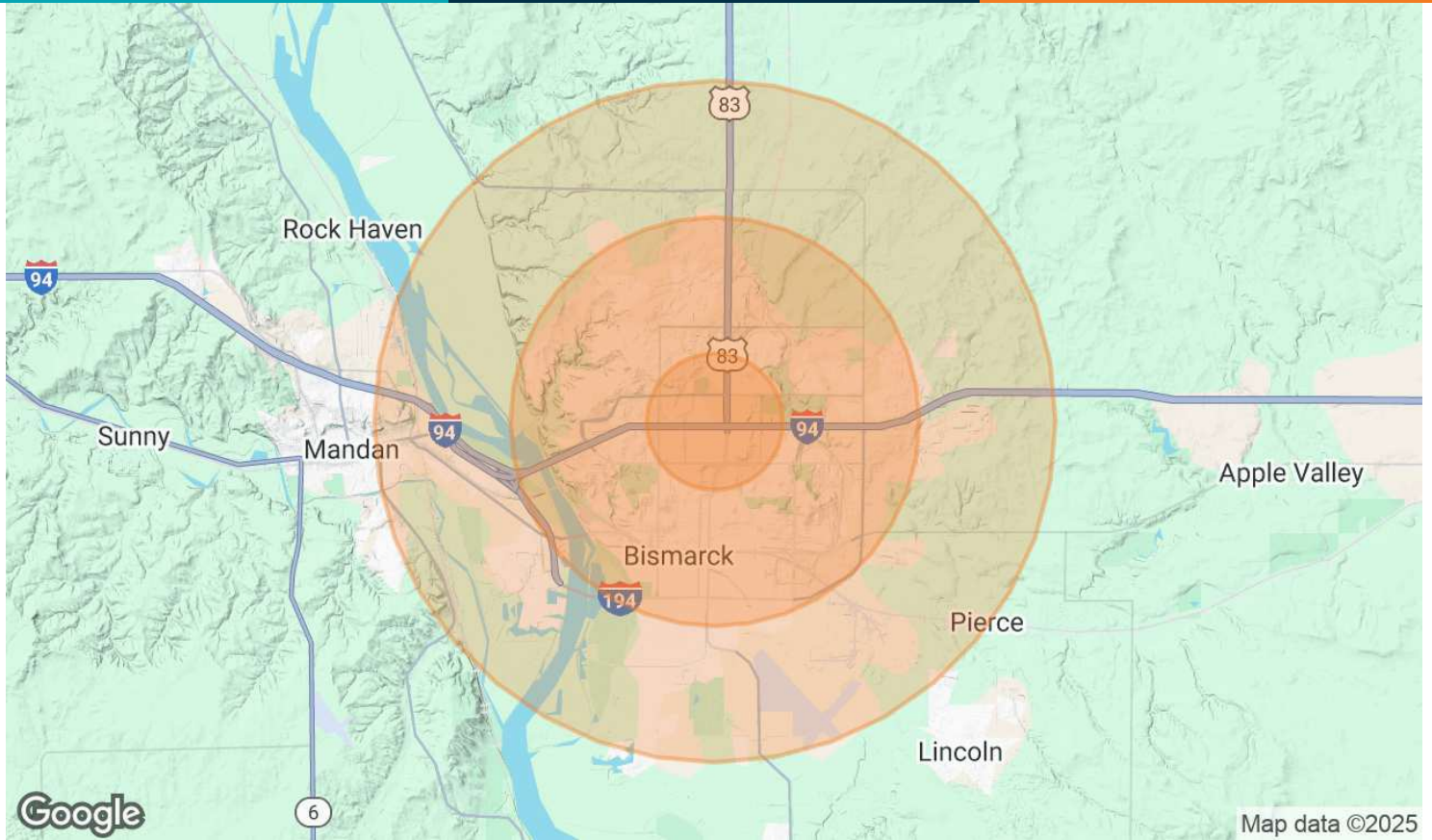








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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 10,711 | 60,846 | 84,262 |
| Average Age | 42.6 | 38.4 | 38.1 |
| Average Age (Male) | 37.2 | 35.5 | 35.9 |
| Average Age (Female) | 48.0 | 42.1 | 41.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,218 | 27,696 | 37,202 |
| # of Persons per HH | 2.1 | 2.2 | 2.3 |
| Average HH Income | \$57,800 | \$57,737 | \$62,548 |
| Average House Value | \$161,927 | \$142,594 | \$148,756 |

2020 American Community Survey (ACS)



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