

OFFICE FOR SALE

200 W MAIN AVE | BISMARCK, ND





OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	12,265 SF
Building Size:	35,672 SF
Zoning:	DC

PROPERTY DESCRIPTION

Positioned along Main Avenue in the heart of downtown, the iconic Harvester Building presents a rare opportunity to own a true mixed-use asset with character, history, and diversified income.

This multi-level property blends retail, office, residential, and creative space. The building offers both stability and flexibility — a combination increasingly difficult to find in today's market.

Featuring timeless architectural elements including exposed brick, wood beams, and original structural character in select spaces, the Harvester Building delivers an authentic downtown experience that attracts both tenants and customers.

An opportunity to acquire a landmark downtown asset with historic charm and upside potential.

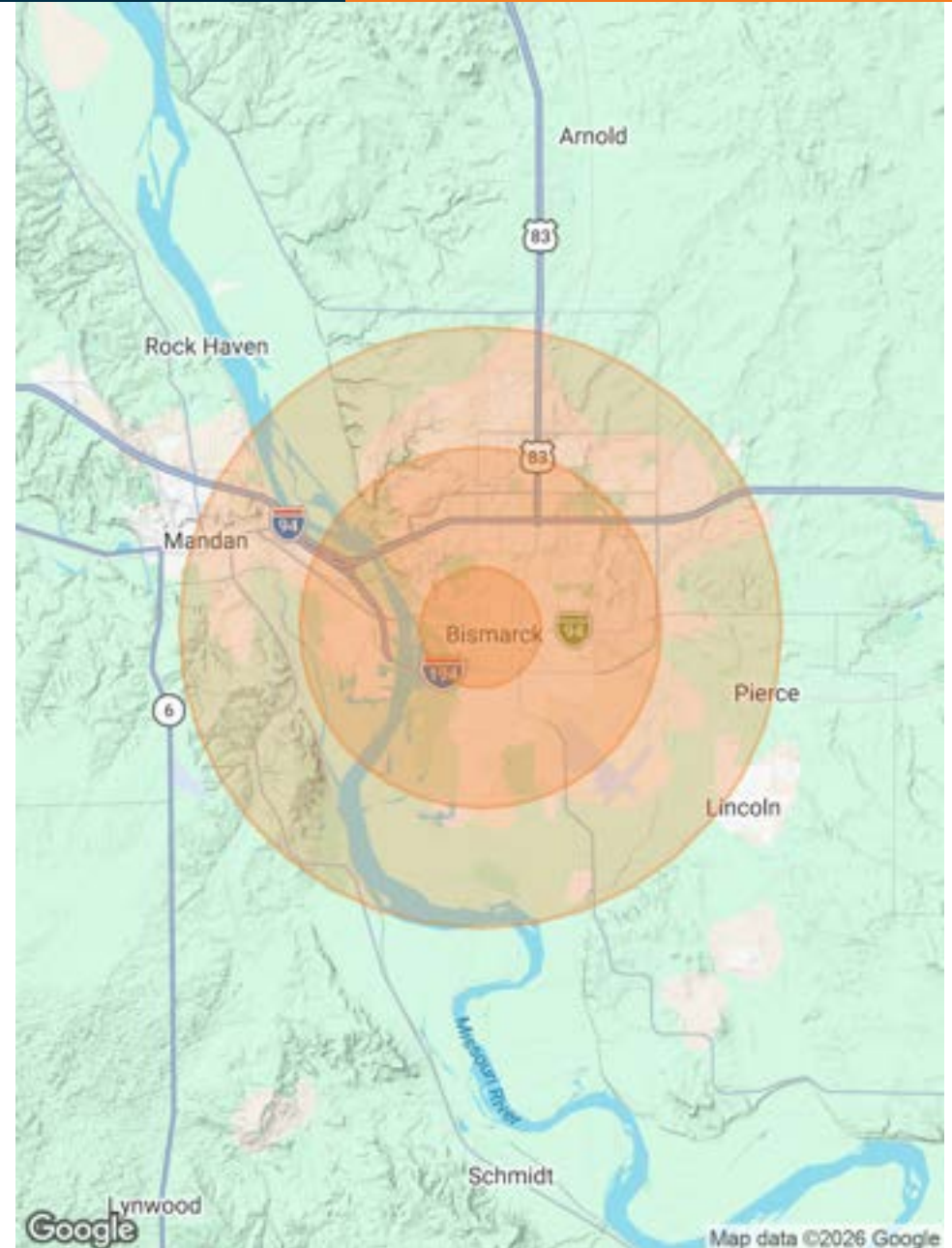
PROPERTY HIGHLIGHTS

- Prime downtown, Main Ave location
- Mixed-use
- Diversified income streams
- Multi-level configuration
- Architectural character with exposed brick & wood beams in select spaces
- Value-add and repositioning potential
- *Concept photos & drawings provided by EAPC



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,034	62,456	86,384
Average Age	38.0	38.4	38.1
Average Age (Male)	38.0	36.3	35.9
Average Age (Female)	37.5	40.7	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,918	28,610	37,972
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$50,383	\$57,618	\$63,088
Average House Value	\$154,315	\$141,430	\$146,970

2020 American Community Survey (ACS)





BRETT BINA, COMMERCIAL REALTOR®

Advisor
701.527.9101
brett@thecragroup.com



KRISTYN STECKLER, COMMERCIAL REALTOR®

Broker | Owner
701.527.0138
kristyn@thecragroup.com



@THECRAGROUP

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