

RETAIL FOR SALE

234 WEST BROADWAY AVENUE | BISMARCK, ND





PROPERTY OVERVIEW

Positioned on the corner of two busy downtown streets, this mixed-use property offers exceptional visibility, strong daily traffic counts, and a diverse income stream. The building features two retail suites at street level and two apartment units above, creating a balanced blend of commercial and residential tenancy. Fully leased with short-term agreements, the property provides immediate income while allowing flexibility for future repositioning, tenant changes, or owner occupancy.

**Financials available upon request

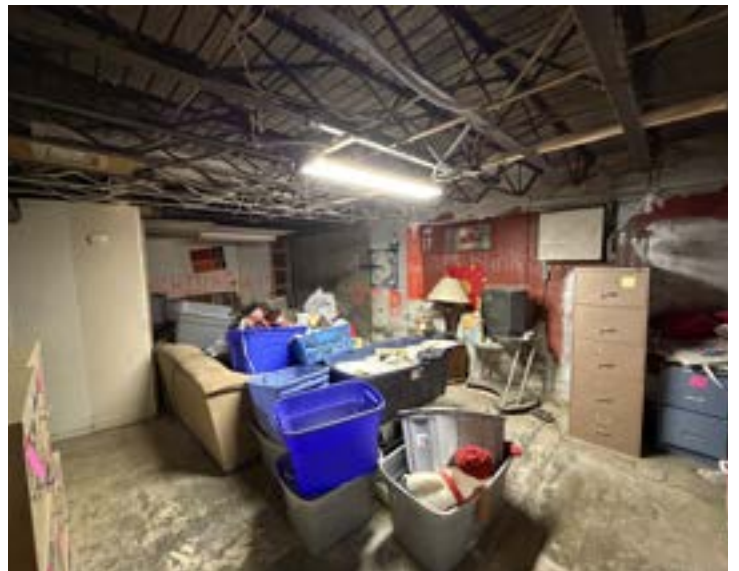
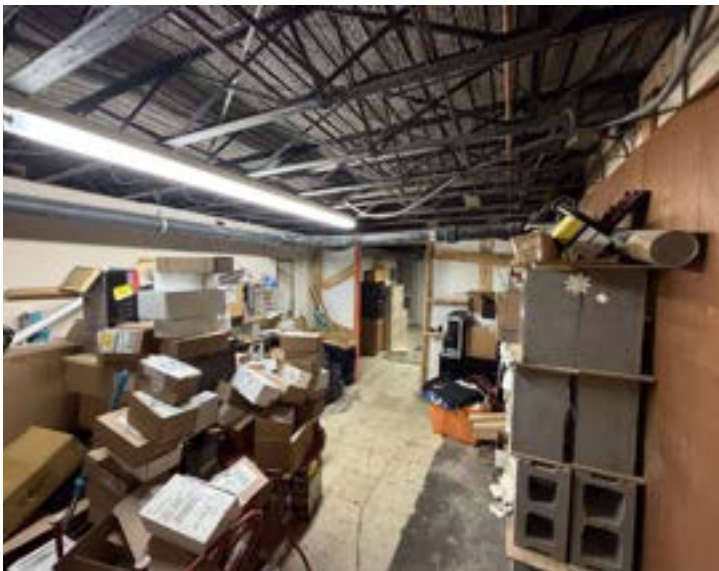
***SHOWING DISCLOSURE: All property visits must be approved by listing broker. Absolutely no contact with tenants, management, or ownership without approval from listing brokers. DO NOT CONTACT MANAGER OR DISTURB OCCUPANTS. Please contact listing broker before any visit to the site.

PROPERTY HIGHLIGHTS

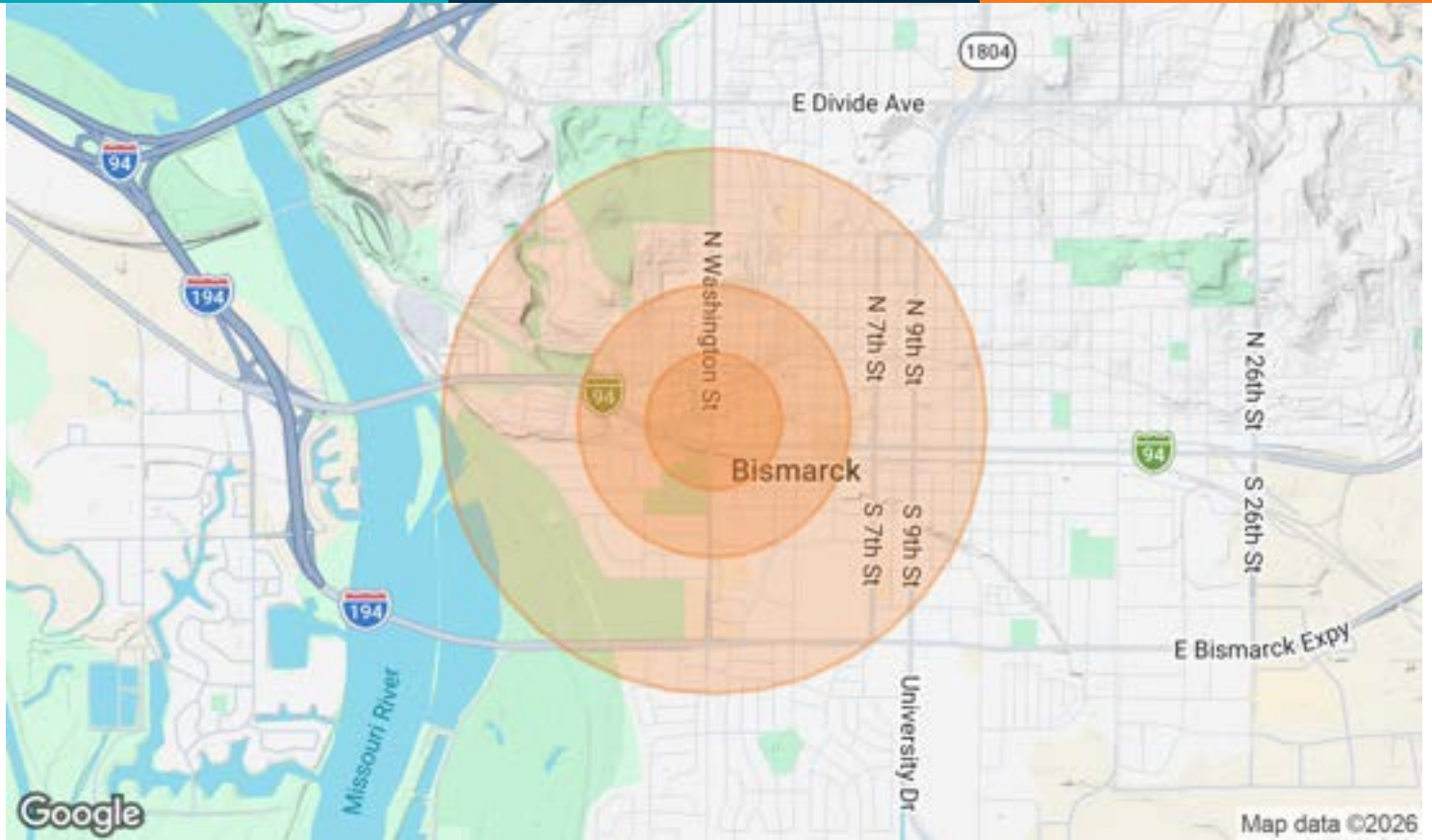
- Fully Leased
- High Visibility
- Mixed-Use, Retail & Residential
- Taxes (2025): \$4,056.78
- Specials - Installments: \$426.00 / Balance: \$1,715.74

OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$345,000 |
| Building Size: | 3,500 SF |
| Lot Size: | 3,968 SF |
| Year Built: | 1935 |
| Zoning: | DC |
| PID#: | 0001-084-060 |







| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 505 | 2,567 | 9,292 |
| Average Age | 40.2 | 36.7 | 36.6 |
| Average Age (Male) | 40.5 | 38.6 | 35.9 |
| Average Age (Female) | 39.4 | 36.5 | 38.1 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 310 | 1,342 | 4,412 |
| # of Persons per HH | 1.6 | 1.9 | 2.1 |
| Average HH Income | \$50,574 | \$55,255 | \$69,757 |
| Average House Value | \$222,310 | \$240,929 | \$251,707 |

2023 American Community Survey (ACS)



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