

FOR SALE

# 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 **\$200,000**, 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 .....	\$200,000
Building Size.....	10,271 SF Retail & 5,000 SF cold storage
Land Size.....	1.2 acres
Year Built.....	1936
APN.....	50-0001-12970-000 & 50-0001-12972-000
Zoning .....	General Commercial
Land Use.....	Retail / Office
Parking .....	28 striped spaces + street parking

















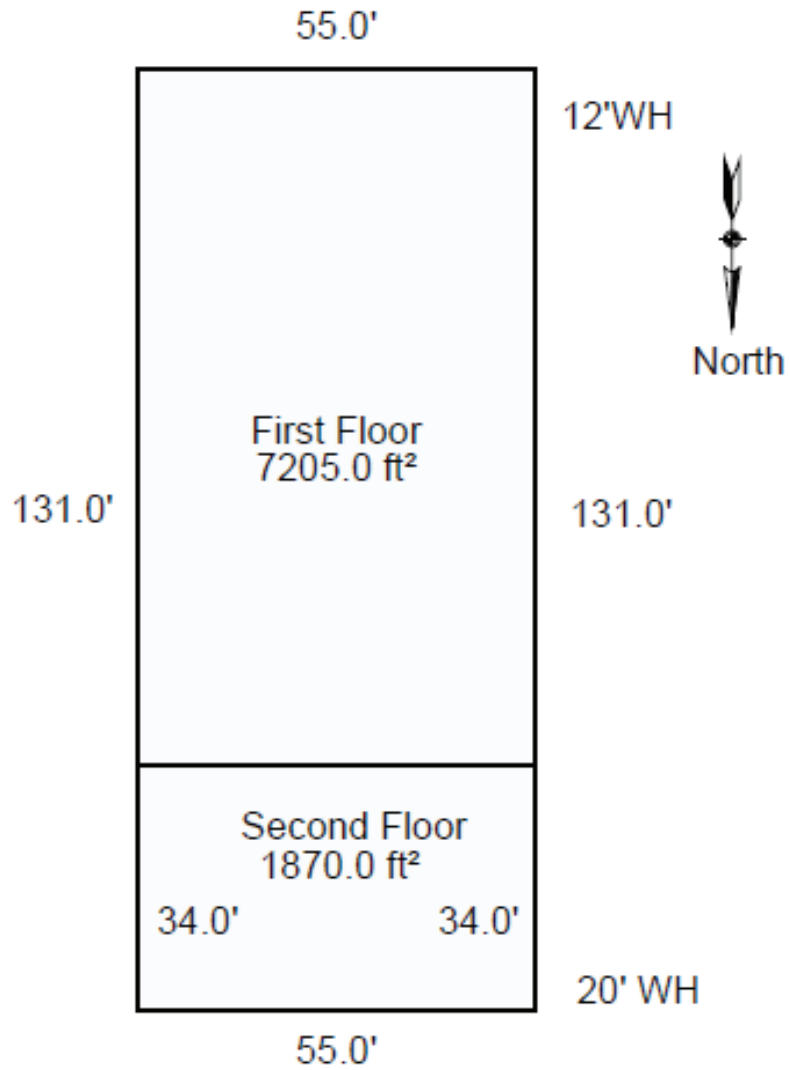


5th St S

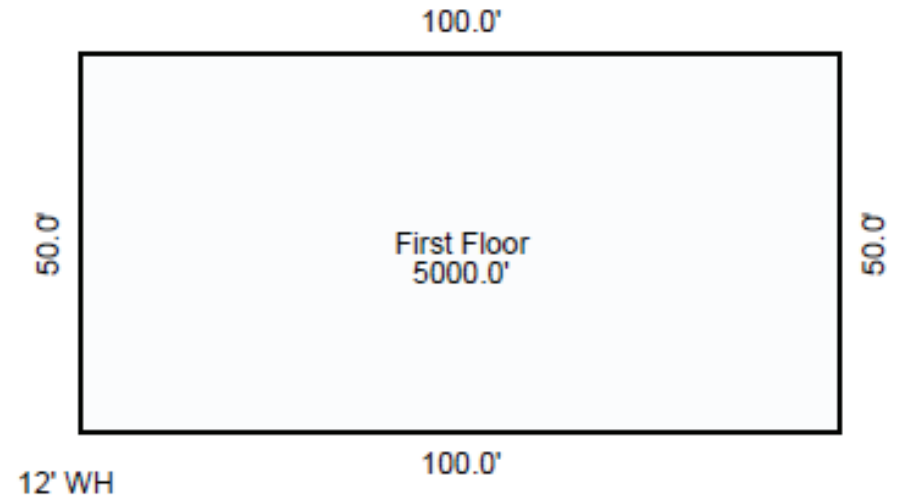
6th St S

Dakota Avenue

Retail Space Floor Plan



Cold Storage / Extra Building Floor Plan







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