

FOR SALE- OFFICE CONDO



**PRICE SLASHED \$200K
FOR QUICK SALE**

931 S 9TH ST, SUITE 201, BISMARCK

PROPERTY DESCRIPTION

Priced at \$599,000, this office condo boasts a generous 5,517 SF of space complete with private offices, a spacious conference room with a kitchen, and high-end finishes throughout. The unit features a built-in mahogany reception station, elevator access, and the option for exterior signage. With abundant parking and a prime location in a high-traffic area, this property offers an unparalleled opportunity to establish a prominent presence in Bismarck.

PROPERTY HIGHLIGHTS

- 2nd Floor w/Elevator
- 10 Private Offices, Great Views
- Large Conference Room w/Kitchen
- High-End Finishes
- Built-in Mahogany Reception Station
- Large Roof Top Exterior Signage Available
- High Traffic Location

OFFERING SUMMARY

Sale Price:	\$599,000
Unit Size:	5,517 SF
2024 Taxes:	\$7,805.03
Specials Balance:	\$2,361.72
Specials Installments:	\$420.52

Condo Owner Responsibilities:	Utilities, Janitorial, Liability Insurance, Condo Owners Fee, Lawn Care, Elevator Maintenance, Trash, Water, Sewer, Snow Removal
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Parking:	Large Lot w/Ample Parking
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NEIGHBORING BUSINESSES

HH Gun Shop	Salon Centric
Los Campeones Gym	Smokey's
One Way Salon	



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RISE PROPERTY BROKERS

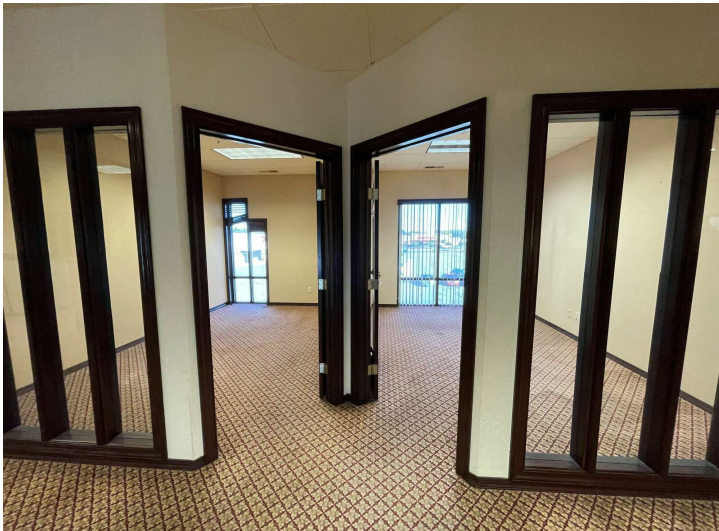
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Bismarck, ND 58501

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All information herein has been obtained from sources deemed reliable. No warranty or guarantee is made as to the accuracy of the information.

SUITE 201 PHOTOS



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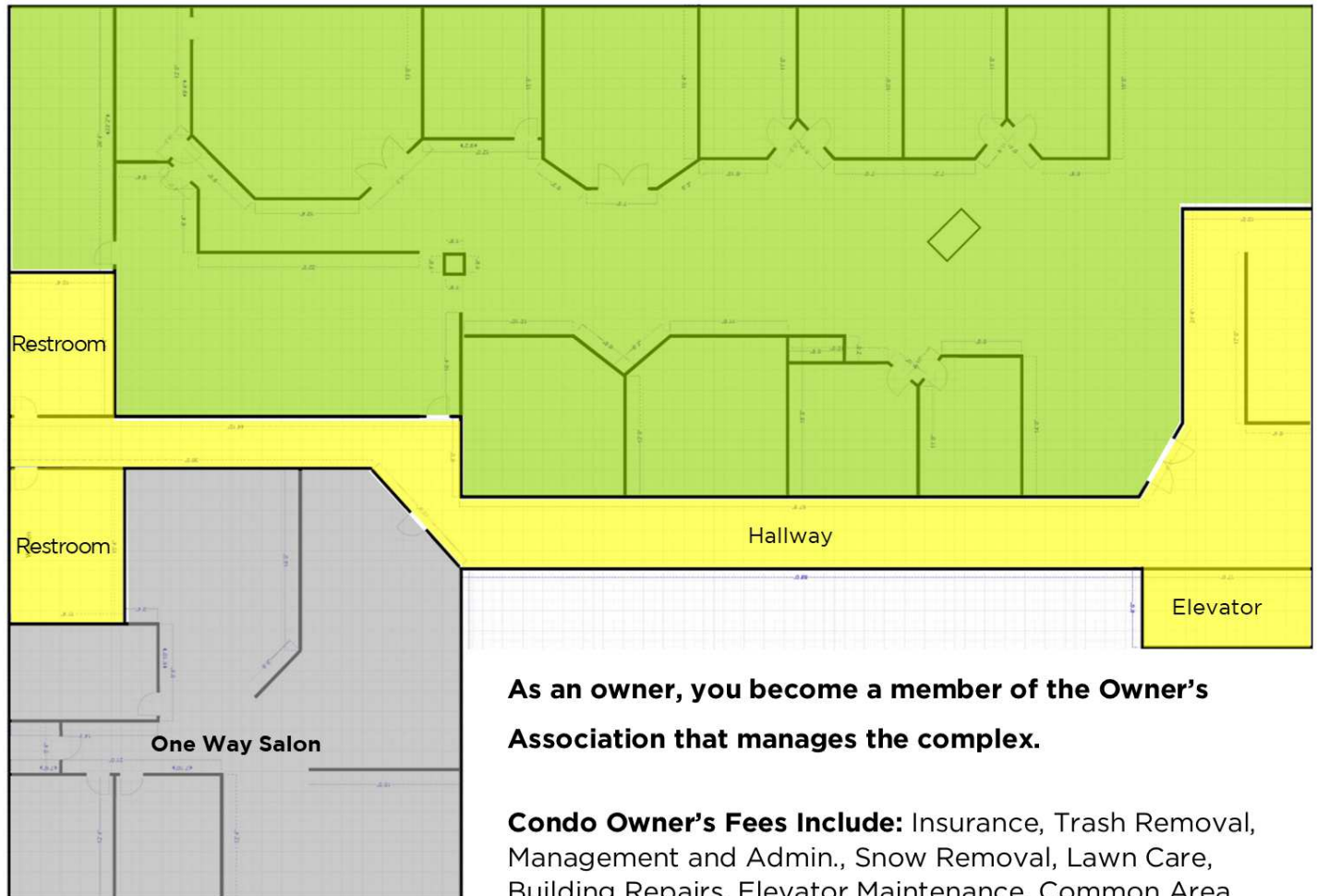
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SUITE 201 LAYOUT

Suite 201

Shared Space



As an owner, you become a member of the Owner's Association that manages the complex.

Condo Owner's Fees Include: Insurance, Trash Removal, Management and Admin., Snow Removal, Lawn Care, Building Repairs, Elevator Maintenance, Common Area Janitorial, and City Water and Sewer.

Monthly Total: \$1,071.43

Electricity and Gas fees will be the responsibility of each unit owner.

Monthly Average: \$683



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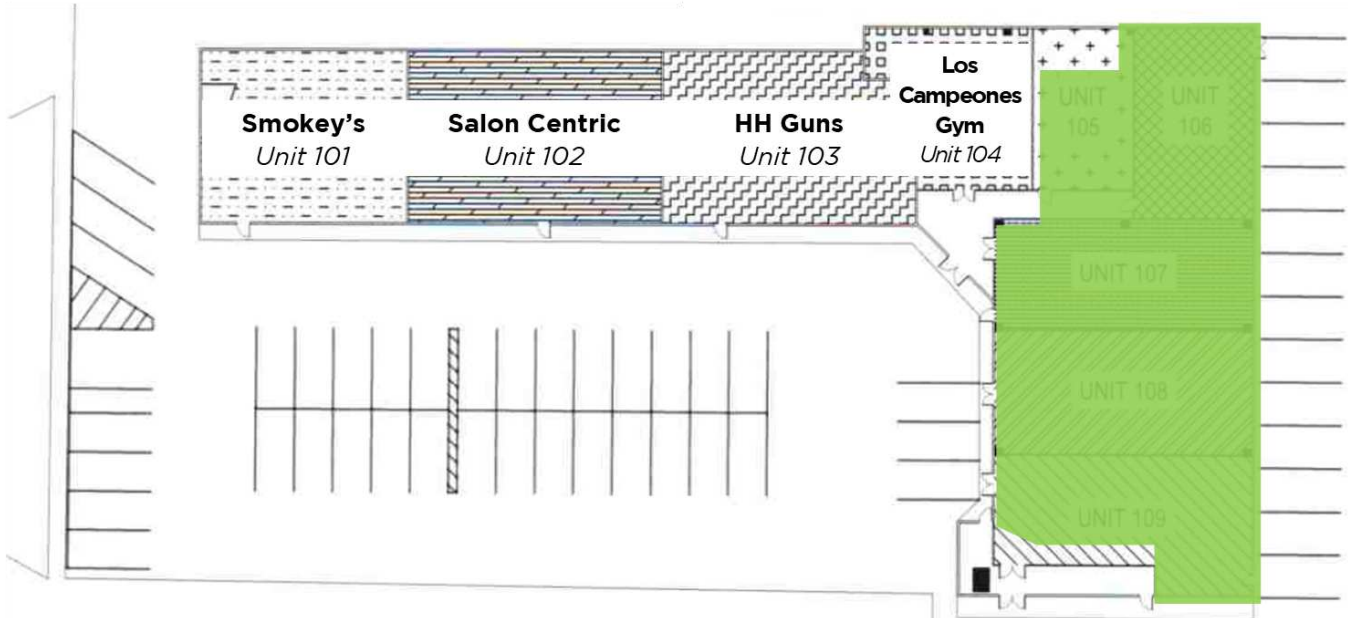
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SITE PLAN

Suite 201 is located on the 2nd Level



Suite 201 Parking Area



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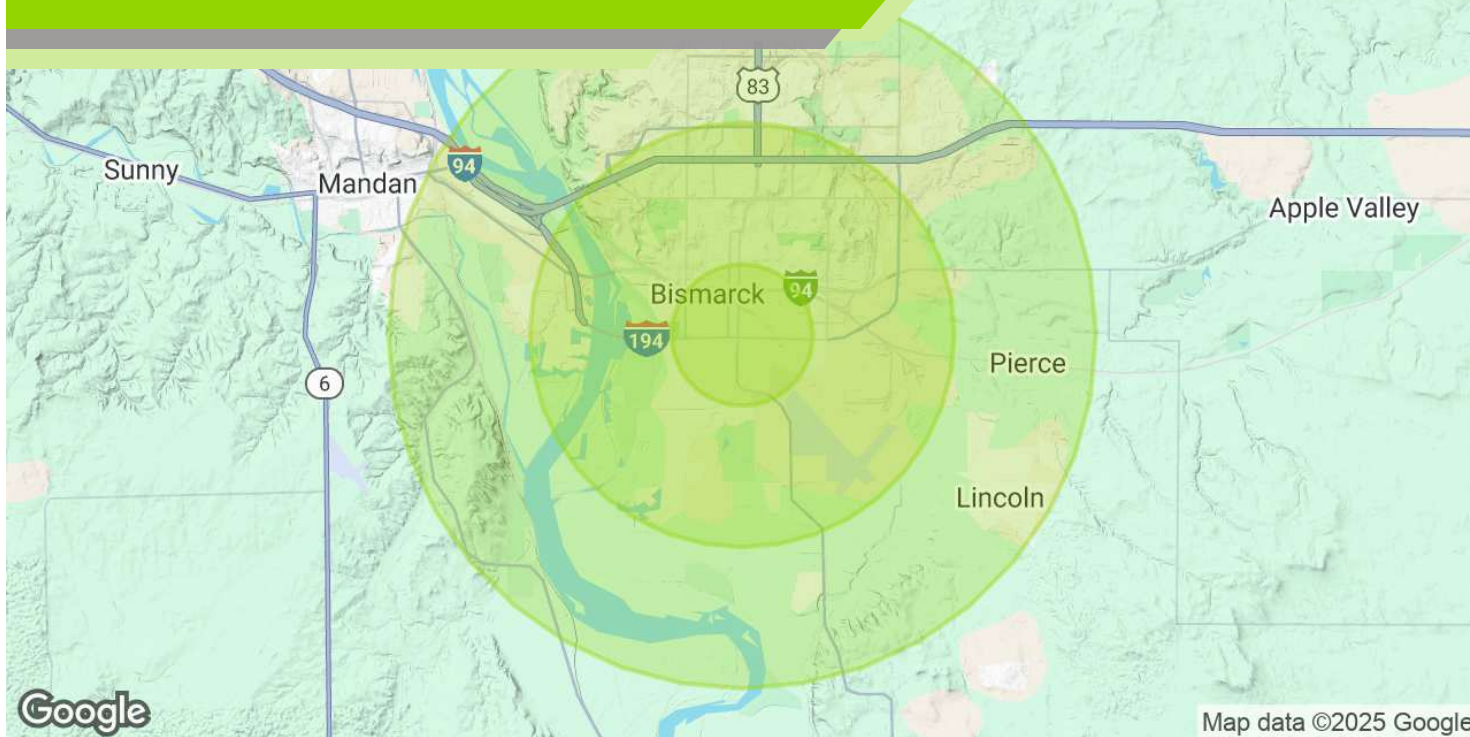
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DEMOGRAPHIC SUMMARY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,057	53,431	91,135
Average Age	40	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,368	24,011	38,439
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$72,225	\$86,342	\$95,822

TRAFFIC COUNTS

East Bismarck Expressway	26,555/day
South 9th Street	7,070/day

Demographics data derived from AlphaMap



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PROPERTY LOCATION



LOCATION OVERVIEW

Located in a high-traffic location in South Bismarck with easy access and abundant on-site parking.

One block from Kirkwood Mall.

In the heart of Bismarck's activity, located on the corner of 9th St and Bismarck Expressway.

One of Bismarck's busiest intersections.



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