



PRESENTED BY:

George Yineman, Commercial Realtor
701.223.2450 office

email: george@aspengrouprealestate.com
web: aspengrouprealestate.com

FOR LEASE 1005 E. Main Street, Mandan



Building With Drive Thru Window

Price: \$9.00 PSF NNN
Ground Lease Rate: \$15,450.00/Year Thru
BNSF
Building: 3,852 SF
Lot Size: 58,600 SF
Zoned: CB
Year Built: 1984
Term: 3 year minimum
Features: Ceramic tile throughout
Walk-in Cooler and freezer
Drive thru windows on south
side of building



REAL ESTATE SERVICES

701-223-2450 office
701-223-2322 fax
3712 Lockport Street, Suite C
Bismarck, North Dakota

Data Information
1005 E. Main Street
Mandan, ND

Building Size: 3,852 SF

Zoned: CB

Year Built: 1984

PID #: 65-005574750

City Parcel #: 05180

Lot Size: 58,600 SF

Legal: Lease #BF47869, Addition 0069 N.P.
Lease, Morton County

Taxes: \$8,006.00/year

Special Assessments: \$11,733.89 Balance,
\$ 4,396.46 Annual Installment

Utilities: \$65.00/ month average (gas and electric)
Tenant to assume all expenses including
ground lease

Parking Lot: Asphalt

Heating: 2 roof top HVAC units

Ground Lease: \$15,450.00 annual payment with
3% annual increases (BNSF)



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Bismarck, North Dakota

Features:

- **Ceramic tile throughout**
- **Fenced patio area**
- **Walk-in cooler and freezer**
- **Drive thru window on south side of building**
- **Updated men's and women's restrooms**
- **Ample parking**
- **New roof**

Suggested Uses: Restaurant

Bank

Photo processing

Pharmacy

Retail

Offices

Fast Food



REAL ESTATE SERVICES
Bismarck, North Dakota

Located Near:

Domino's Pizza

Dairy Queen

Goodyear

Cenex Tire Centers

Ressler Subaru

Captain Jack's Liquor Land

Hardees Restaurant

Taco Johns

Railway Credit Union

Stamart

Burger King

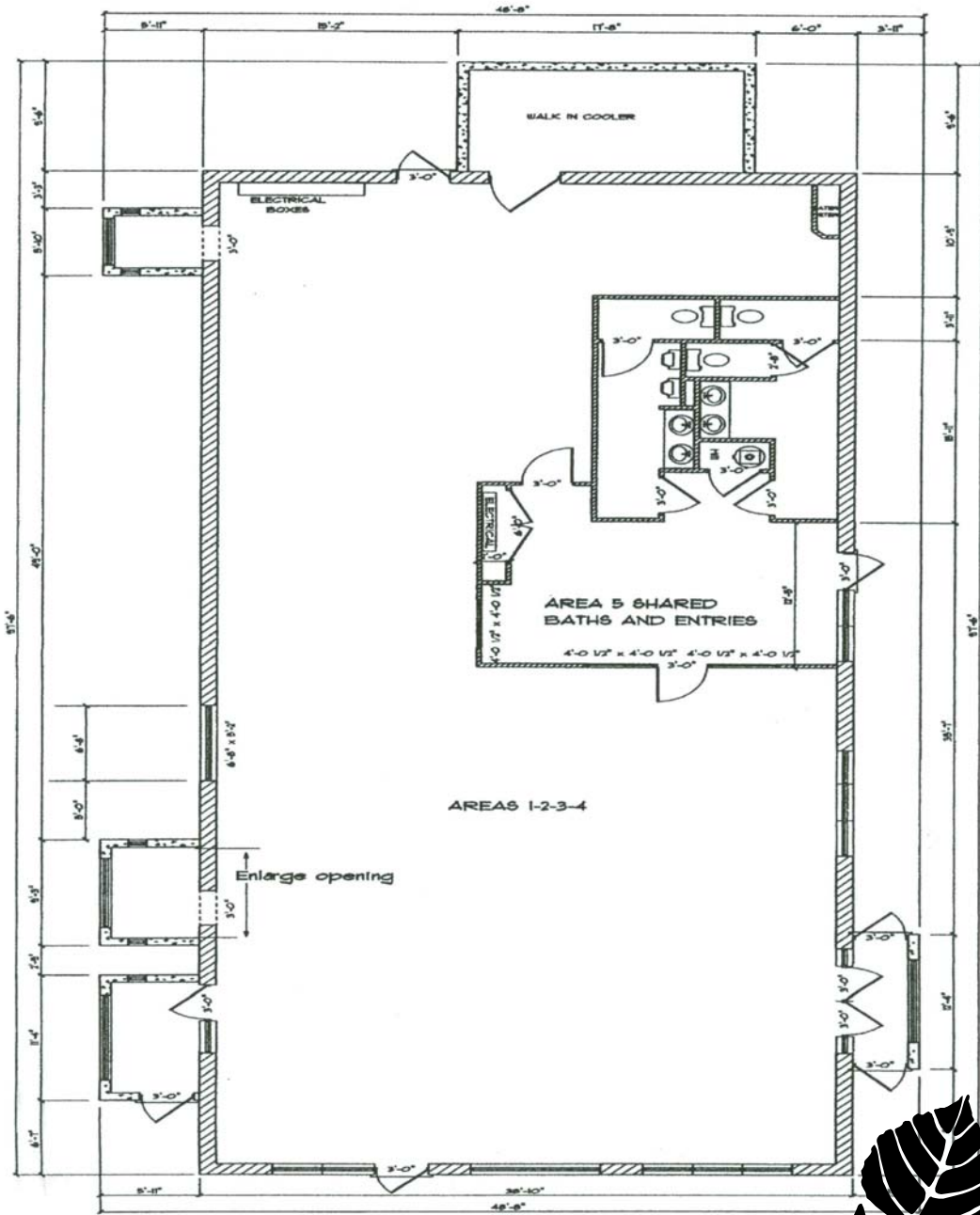
Edward Jones

State Farm Insurance



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Bismarck, North Dakota

Floor Plan



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Building Exterior



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Building Interior



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Building Interior



Drive Through Window



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Restrooms



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Walk-in Cooler



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