



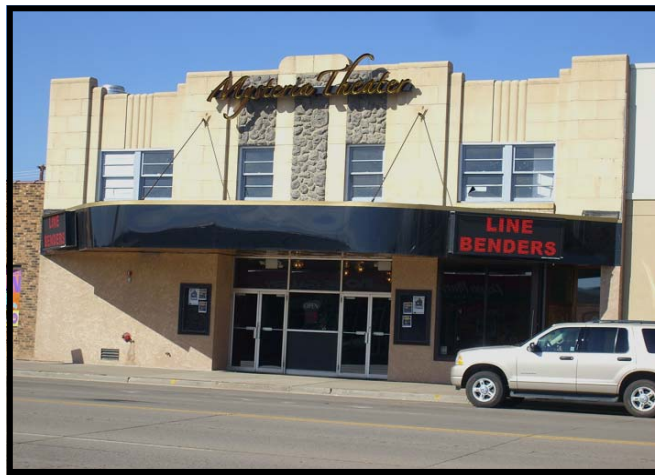
PRESENTED BY:

**Steve Ilse, Dir. Business Brokerage/
Commercial Real Estate Agent**
701.223.2450 office

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web: aspengrouprealestate.com

FOR SALE

210 W. Main Street, Mandan



**Highly Visible Location
Commercial Building & Land**

Price: \$449,000.00
Building: 9,750 SF
Lot Size: 6,500 SF
Zoned: CB
Year Built: 1940
Features: Stage
Seating capacity 200-400
Full kitchen
Main Floor Office
2nd Floor Apartment
Class A Liquor License included
Tax breaks through 2013



REAL ESTATE SERVICES

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

Data Information
210 W. Main St.
Mandan, ND

Building Size: 6,500 SF Main Floor
 3,250 SF 2nd Floor
 9,750 SF Total

Exterior: Brick

Zoned: CB

Year Built: 1940

PID #: 65-2327000

City Parcel #: 03238

Lot Size: 6,500 SF

Legal: Lots 9 and 10, Block 8, Mandan Proper Addition

Taxes: \$712.34

Special Assessments: \$3,102.55 Balance,
 \$ 930.87 Installment

HVAC: Roof top/forced air

Air Conditioning: Forced air

Roof: Wood/tar

Parking: On street, parking, city parking
 lot across street



REAL ESTATE SERVICES
 Bismarck, North Dakota

Suggested Uses:

- Restaurant**
- Comedy Club**
- Dinner Theatre**
- Event Center**
- Entertainment Venue**
- Dance Club**
- Night Club**
- Bar**
- Lounge**



REAL ESTATE SERVICES
Bismarck, North Dakota

Located Near

Environmental Services

Hair Professionals

Huntington Books

Papa Murphy's Take N' Bake

Central Market

Butcher Block Meats

Wells Fargo Bank

Old Town Tavern

Lavon's Gold Crown Hallmark

Simply Wood Furniture

Pamela's Thrift & More

TGW Liquidators

Brighten's Thrift Shop

J.I. Building

Mandan Drug

Express Yourself Salon

Progressive Insurance

Bernina Sewing Center

Fort Abraham Lincoln Foundation

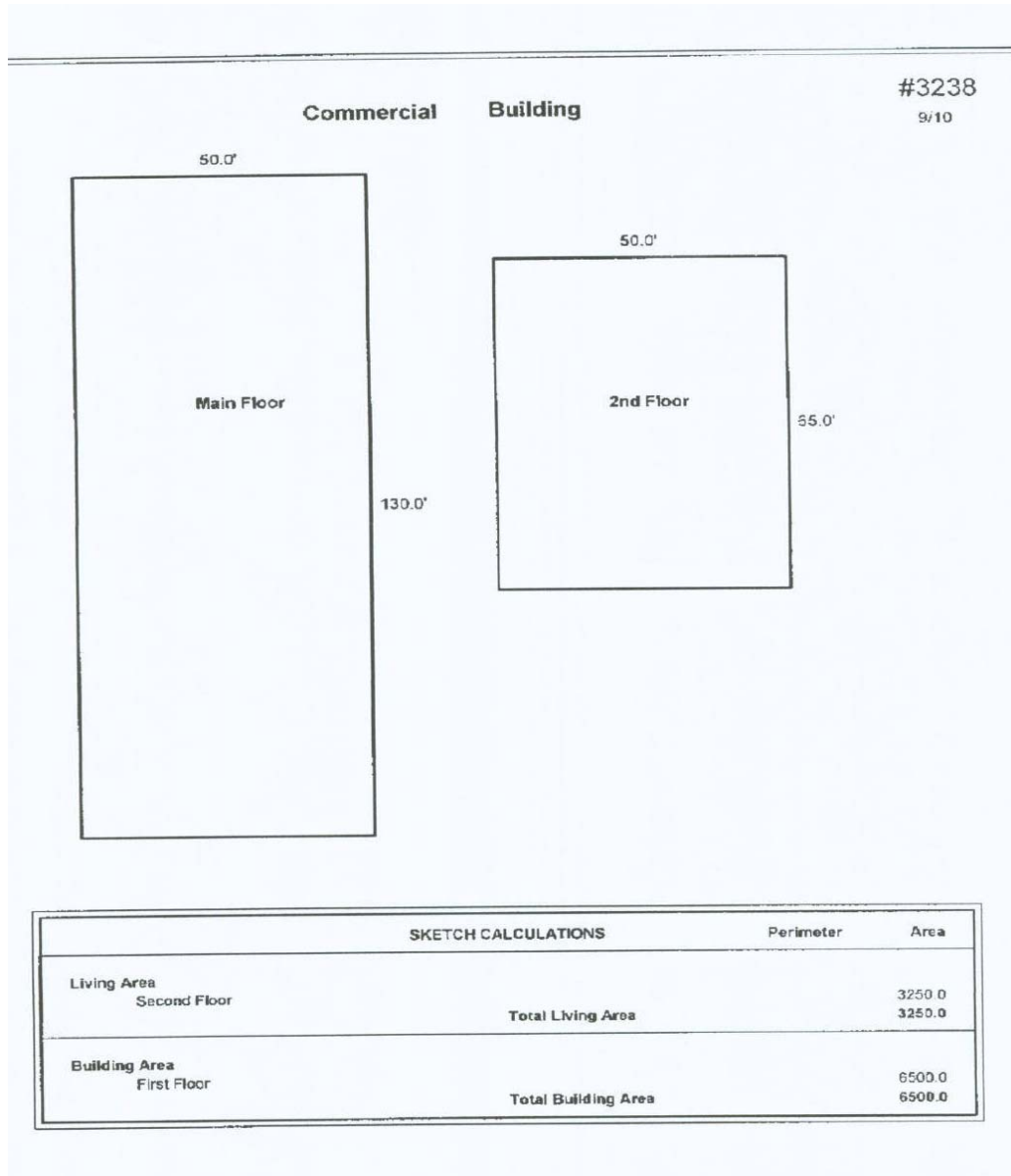


REAL ESTATE SERVICES
Bismarck, North Dakota

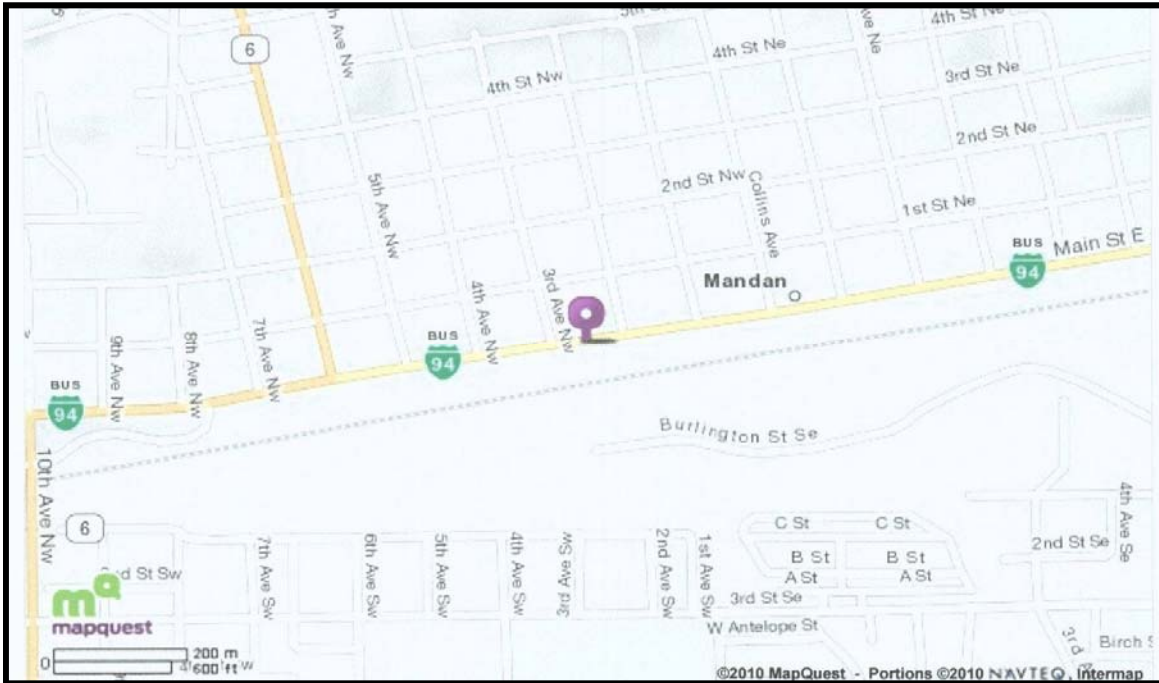


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Floor Plan



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Bismarck, North Dakota



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