



PRESENTED BY:

Scooter Pinks, Commercial Realtor
701.223.2450 office

email: pinks@aspengrouprealestate.com
web: aspengrouprealestate.com

FOR LEASE 2210 N. 12th Street



Fast Food Restaurant State Street & I-94

Space Available: 1,200 SF

Price: \$13.75 PSF Gross Rent

Terms: 3 Years

Features: Walk-In Cooler
Shared parking with gas station
Great Visibility from State St.
29,000 Vehicles pass by daily



REAL ESTATE SERVICES

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

**Information Sheet
2210 N. 12th St
Bismarck, ND**

1,200 SF

\$13.75 PSF Gross Rent

Average monthly utilities \$500 per month

Utilities separately metered and paid by Tenant

Space delivered “As Is”

Restaurant equipment available for purchase

Shared restrooms with gas station

Shared parking with gas station

**Pylon signage and signage on building exterior available
at Tenant’s expense**

Snow removal paid by Landlord

Approximately 200—500 transactions per day at adjoining gas station



REAL ESTATE SERVICES
Bismarck, North Dakota

Located Near

State Street & I-94

Landers Conoco

Rock 30 Games

Donut Hole

Kelly Inn

Days Inn

Super 8 Motel

Cornerstone Bank

O'Reilly Auto Parts

Select Inn

Future Site of LaQuinta Inn & Suites

MDU

Basin Electric

State Capitol



REAL ESTATE SERVICES
Bismarck, North Dakota

Suggested Uses:

Fast Food

Deli

Sandwich Shop

Coffee Shop

Cafe



REAL ESTATE SERVICES
Bismarck, North Dakota



REAL ESTATE SERVICES
Bismarck, North Dakota

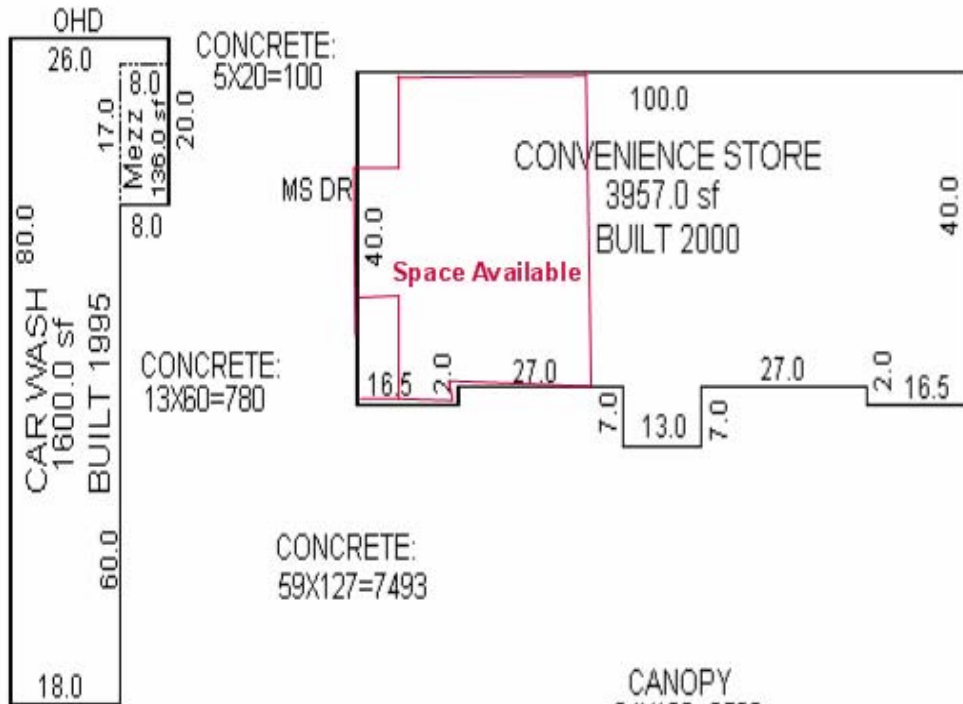


REAL ESTATE SERVICES
Bismarck, North Dakota

644-001-150

2210 NORTH 12TH STREET

CONCRETE:
30X32=960

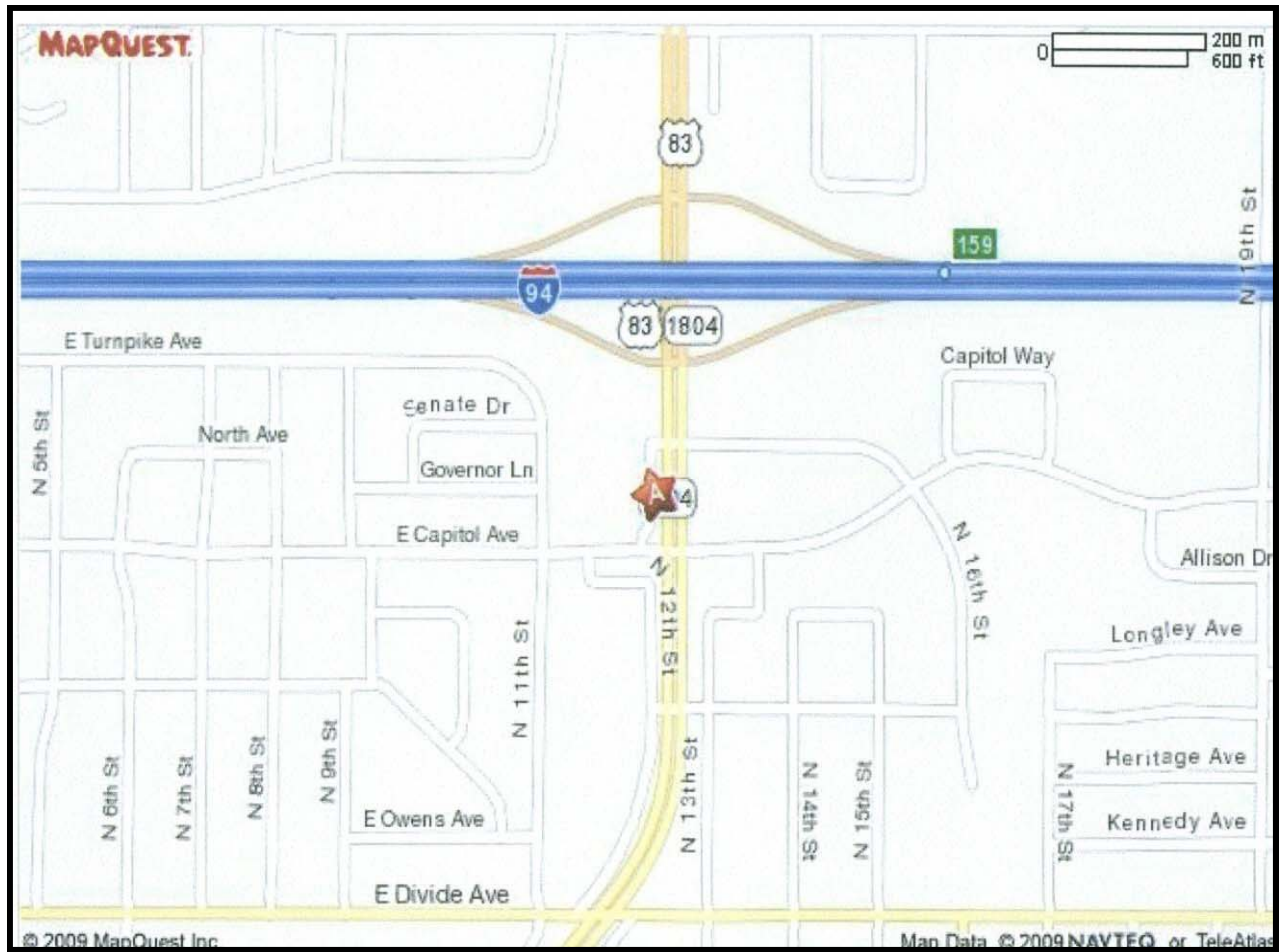


CONCRETE:
59X127=7493

ASPHALT:
30X140=4200



REAL ESTATE SERVICES
Bismarck, North Dakota



REAL ESTATE SERVICES
Bismarck, North Dakota

SUBJECT PROPERTY



REAL ESTATE SERVICES
Bismarck, North Dakota