



SPACE AVAILABLE:

LOT SIZE - 95,388 SF

BUILDING SIZE - 11,275 SF

PRICE:

\$2.95 MILLION

HIGHLIGHTS:

- One of a kind Downtown Bismarck Location with awesome development opportunities.
- The existing building that sits on the property was formally used as a bar & restaurant, and with an existing Downtown Core Zoning District, the purpose is to preserve and enhance the mixed-use, pedestrian-oriented nature of the City's downtown area.
- Endless Potential with over 2 acres of property
- Possible Development Opportunities include a multi-family structure, entertainment event space, office buildings, retail sales & services, community services, parks and open areas, and more.



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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

PARCEL #: 0001-005-001

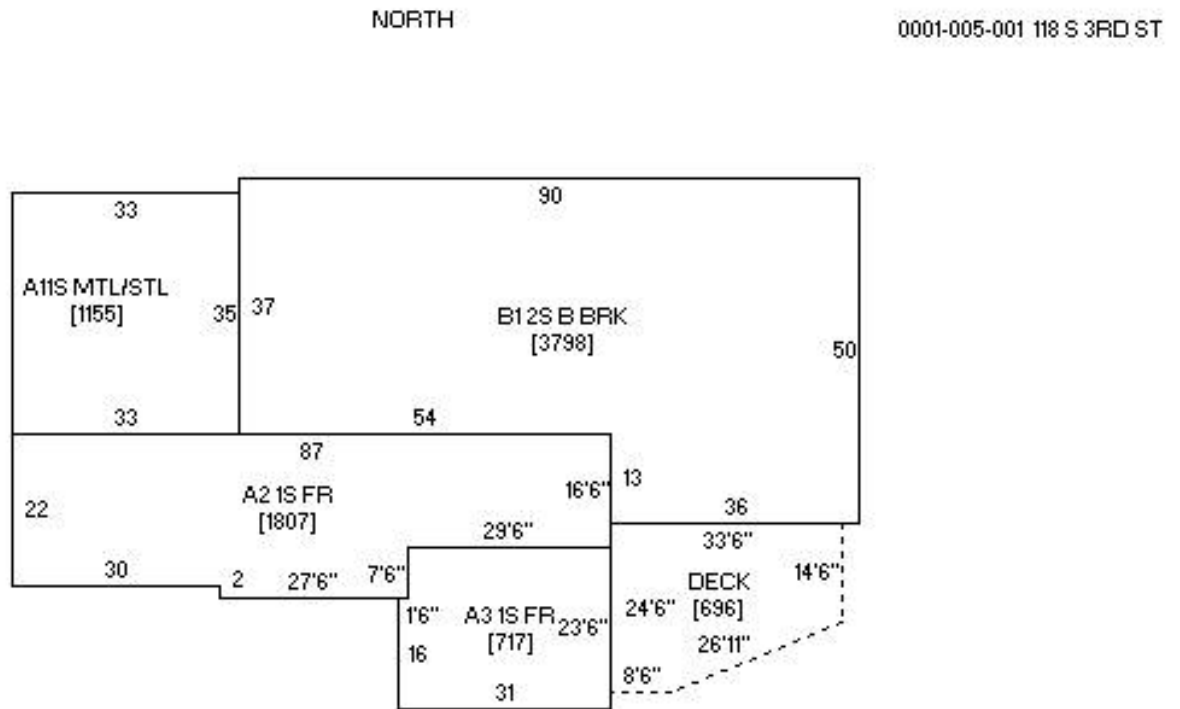
LEGAL DESCRIPTION: ORIGINAL PLAT Block: 5 TRACT 118 OF PART OF BLOCKS

ZONING: DC - CORE ZONING DISTRICT

YEAR BUILT: 1898

2023 TAXES: \$24,175.70

SPECIAL ASSESSMENTS: NONE AT THIS TIME



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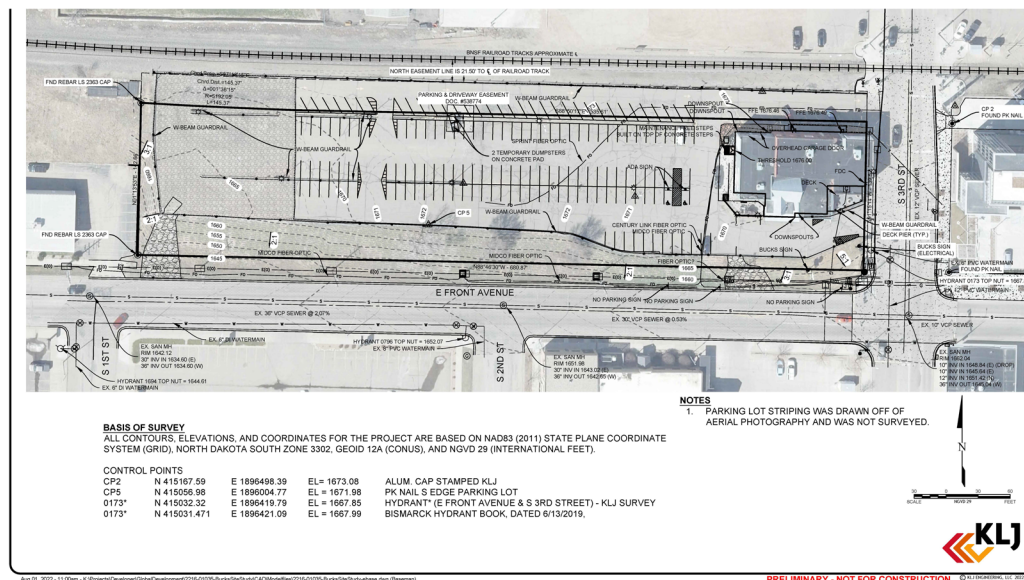
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SITE SURVEY & SITE PLAN

SURVEY



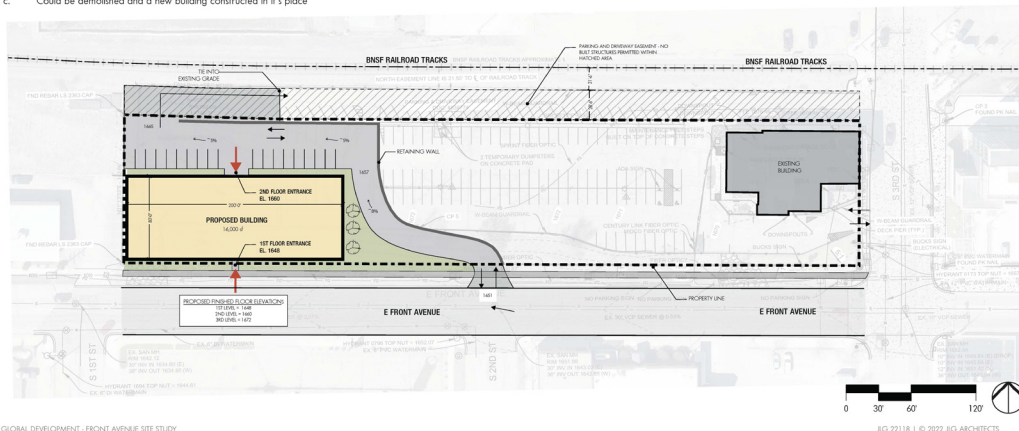
GLOBAL DEVELOPMENT - FRONT AVENUE SITE STUDY

SITE PLAN

Global Development is looking to build a separate building on the west end of the Borrowed Bucks Roadhouse property. There is approximately 28.5' of easement north of the property line for parking and driveways but no building can be placed on that easement. The grade change allows for the new building to cut into the site to bring the 1st story access down to the Front Avenue elevation, engaging the street at that currently underutilized block. Placing the parking lot on the north side of the building creates an opportunity for a 2nd story entrance and a connection to the existing high parking lot. Given the grade difference between front and the existing parking lot, the three-story building would likely only extend 1 or 1.5 stories above the parking lot level. There are no parking requirements applicable to this property, but the goal is to maximize parking for the existing building on the east end of the site.

The existing Borrowed Bucks building:

- Could be sold and repurposed as-is
- Could be remodeled and/or added on to
- Could be demolished and a new building constructed in it's place



GLOBAL DEVELOPMENT - FRONT AVENUE SITE STUDY



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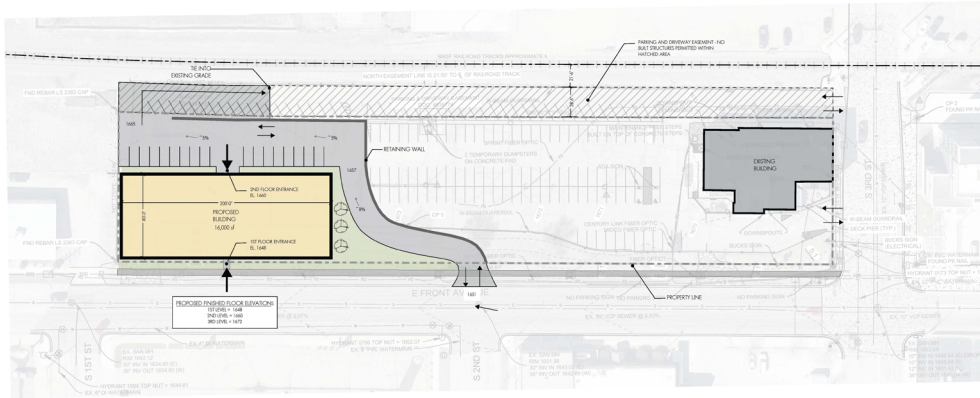
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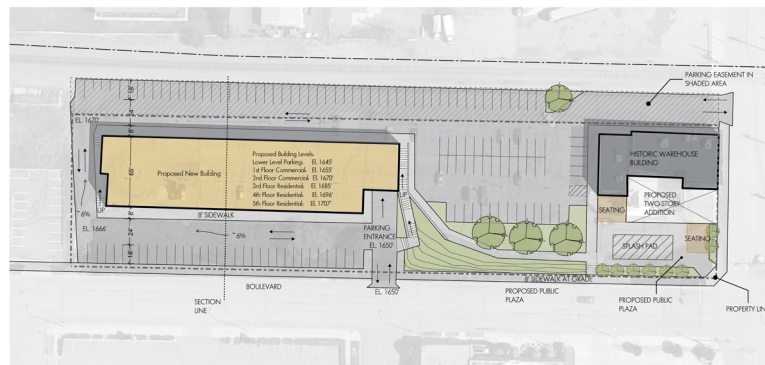
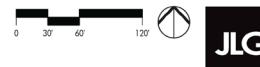
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PLAN OPTIONS

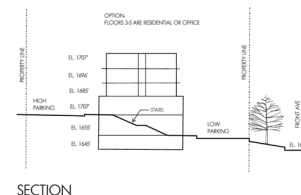


GLOBAL DEVELOPMENT - FRONT AVE. SITE STUDY SITE PLAN STUDY

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SITE PLAN



SECTION

GLOBAL DEVELOPMENT - FRONT AVE. SITE STUDY 2 SITE PLAN STUDY

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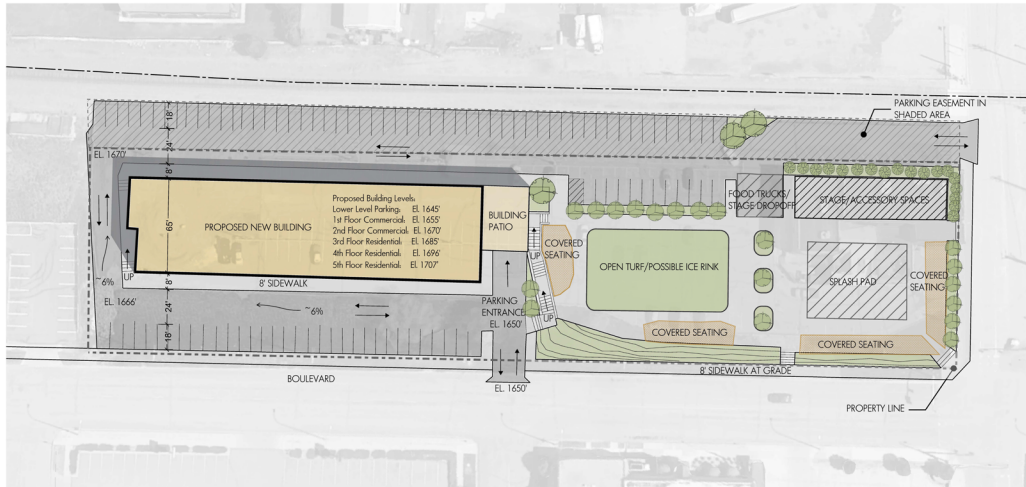
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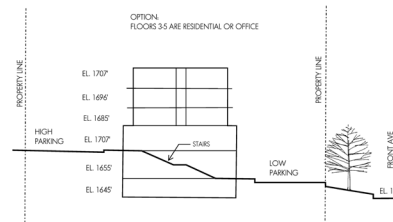
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PLAN OPTIONS



SITE PLAN



SECTION

GLOBAL DEVELOPMENT - FRONT AVE. SITE STUDY 3

SITE PLAN STUDY

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EXTERIOR PROPERTY PHOTOS



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JOIN DOWNTOWN BISMARCK!

FOOD & DRINK

Broadway Grill & Tavern
JL Beers
The Craftcade
Pirogue Grille
Brick Oven Bakery
Blarney Stone Pub
Peacock Alley
Fireflour Pizzeria + Coffee Bar
Anima Cucina
By the Batch Bakery
Terrace Restaurant &
Off Broadway Lounge
Noodlezip
Coffee Break
The Elbow Room &
Roundhouse
Nara Ramen
Bread Poets
India Clay Oven
Jimmy V's
The Jousting Lemur
Butterhorn

SHOPPING/RETAIL

Blink Eyewear
Boutique 23
Bridal N' More
White Lace Bridal
Brides on a Dime
Crabapple Floral
Studio 208
Down Home General Store
Hiccups
Carden Custom Framing
Dakota Nuts-N-Candy
Ferguson Books & More
Fleck's Furniture & Appliance
Halberstadt's ND
J & R Vacuum & Sewing
Kokkeler's Jewelry
Modern + Farmhouse
Your Own 2 Wings Boutique
Desirae's Makeup & Beauty Lounge
lula b. boutique
Modern Eyes
Red Wing Shoes
Seeds of Hope Thrift Store
Spaces
Stella's
Terry's Health Products
Walker's n' Daughters Jewelers
Westley's Jewelry
Zimmerman's Furniture
Bismarck Antique Mall

BANKING/FINANCIAL

American Bank Center
Ameriprise Financial
BNC National Bank
Capital Credit Union
Choice Bank
Country Financial
First Western Bank & Trust
Gate City Bank
Kirkwood Bank & Trust
Starion Bank
US Bank
Vue Community Credit Union
Wells Fargo

HEALTH/MEDICAL

Active Life Chiropractic
Bismarck-Burleigh Public Health
CHI St. Alexius Hospital
CHI St. Alexius Urgent Care
Dakota Eye Institute
Dakota Pharmacy
Mid Dakota Clinic
Prairie Rose Family Dentists
Proximal50
Sanford Health
Smiles By Design
UND Center for Family Medicine

COMMUNITY/RECREATION

Belle Mehus Auditorium
Bismarck Municipal Ball Park
Bismarck Art & Galleries Assn
Bismarck Event Center
Bismarck Veterans Memorial Public
Library
The Capital Gallery
Custer Park
Dakota Stage Ltd.
Elks Aquatic Center
Peace Park
World War Memorial Building

PROFESSIONAL SERVICES

Alchemist Tattoo
Bis-Man Chiropractic & Acupuncture
The Barber's Wife
Black Sheep Tattoo
Broadway Centre Spa & Salon
Derma Care Clinic
Glance Salon & Spa
Hi Honey Salon
Pure Skin Aesthetic & Laser Center
Rejuvenation Place
Yoga for You
Soul Haven Studio



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LOCATION MAP



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