



SPACE AVAILABLE:

Building Size: Approx. 9,500 SF

Lot Size: 12,350 SF

PRICE:

\$825,000.00

HIGHLIGHTS:

- 3 Tenant Spaces
- Each Tenant Space has offices, shop space, 2 exterior entrances & exits.
- Located in the heart of downtown and in close proximity to a wide variety of eateries and nightlife, entertainment, boutique shopping, professional services, and hotels.



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424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALSTATE.COM

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PROPERTY INFORMATION

PID #: MI23.021.220.0040

LEGAL DESCRIPTION: BROOKLYN ADDITION LOTS 1, 2, 3, 4 & 5 LESS SOUTH 1

BUILDING SIZE: Approx. 9,500 SF

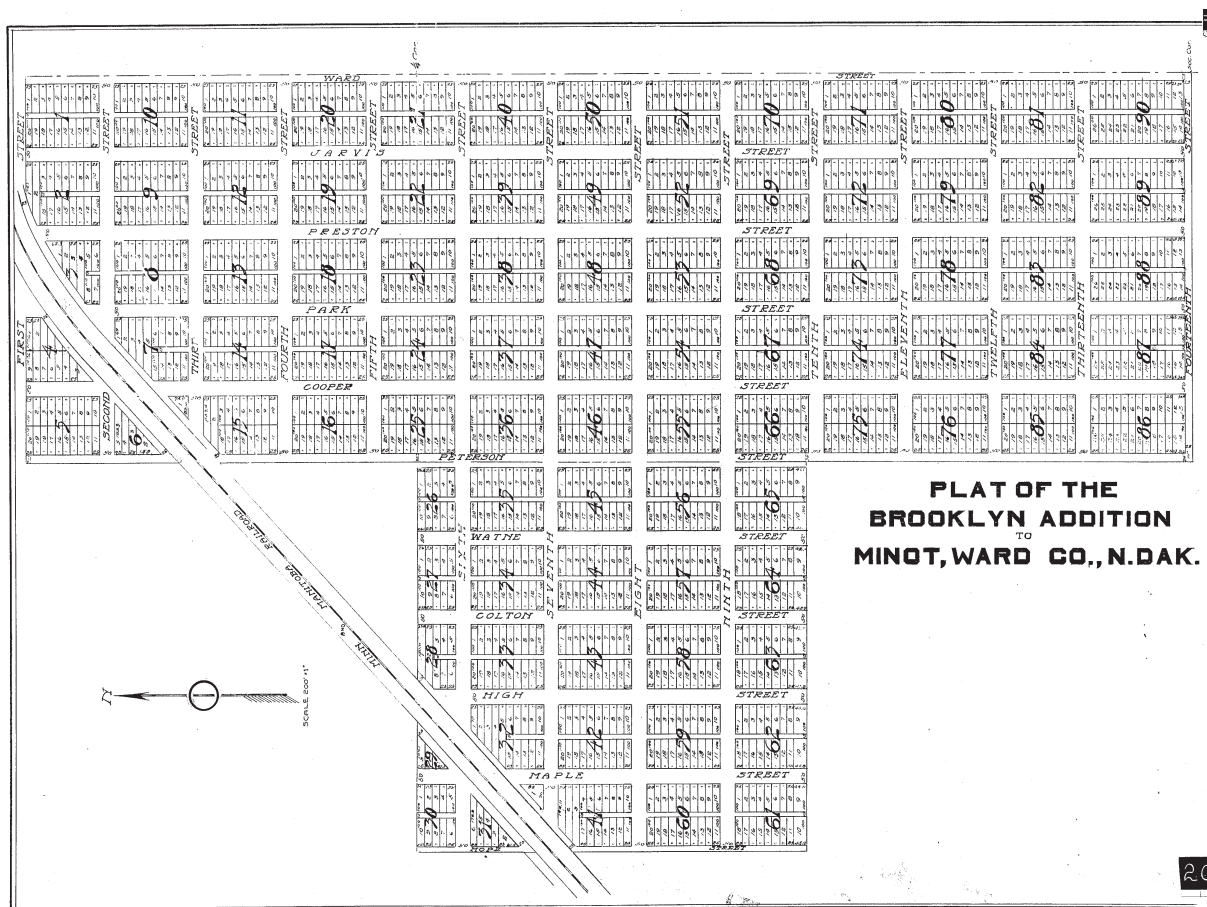
LOT SIZE: 12,350 SF

ZONING: C3 - Central Business

YEAR BUILT: 1947

2024 TAXES: 10,779.11

SPECIAL ASSESSMENTS: None at this time



PROPERTY PHOTOS

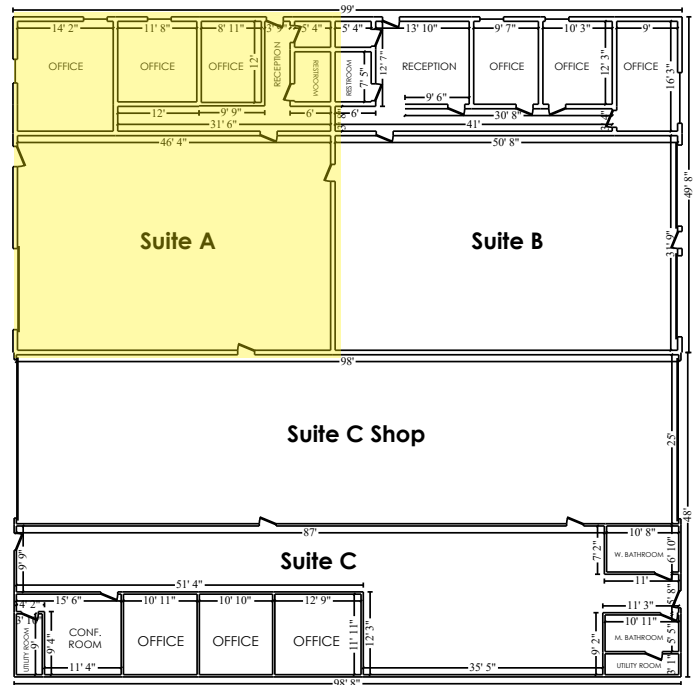


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SUITE A

- APPROX. 2,500 SF
- Reception Area
- 2 Storage Rooms
- Mens/Womens Bathroom
- 3 Private Offices
- Shop with (1) 14' x 16' Overhead Door
- Front & Back Entrance

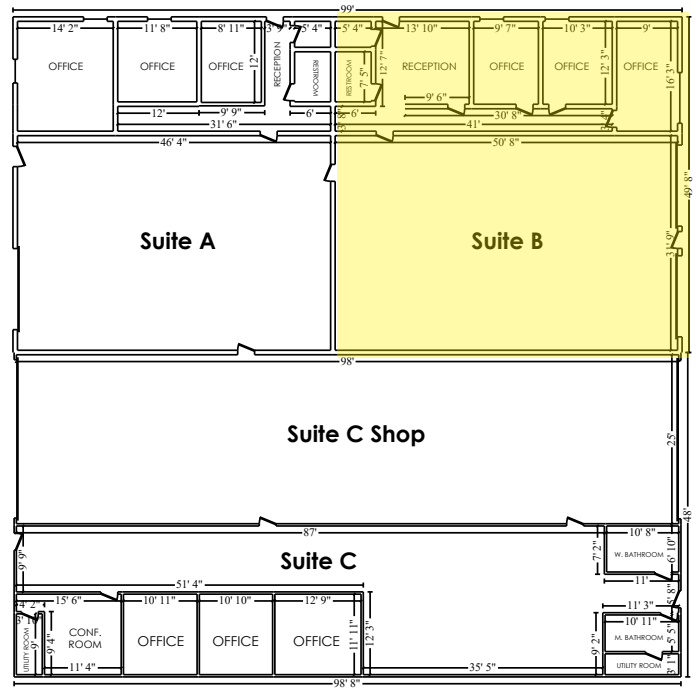


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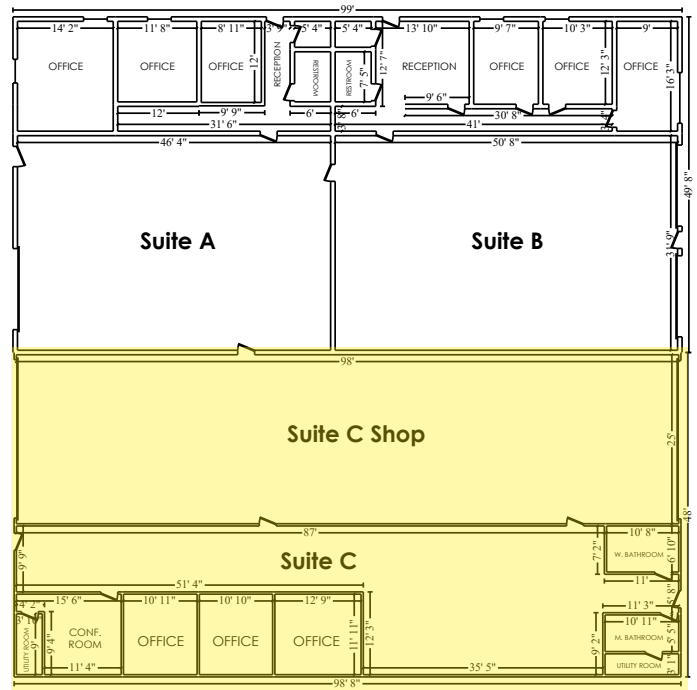
SUITE B

- APPROX. 2,500 SF
- Reception Area
- 2 Storage Rooms
- Mens/Womens Bathroom
- 3 Private Offices
- Shop with (2) 14' x 16' Overhead Doors
- Front & Back Entrance

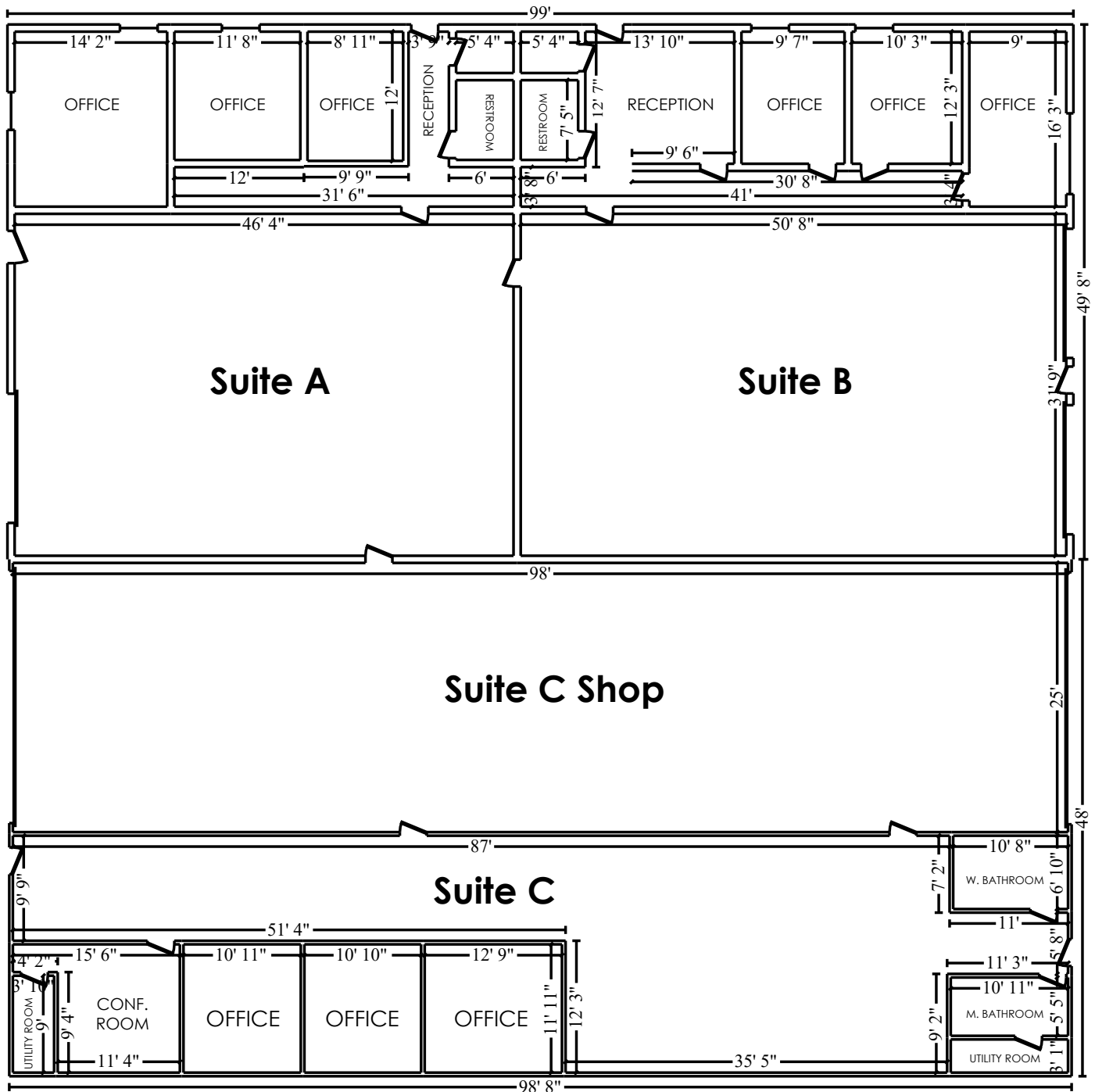


SUITE C

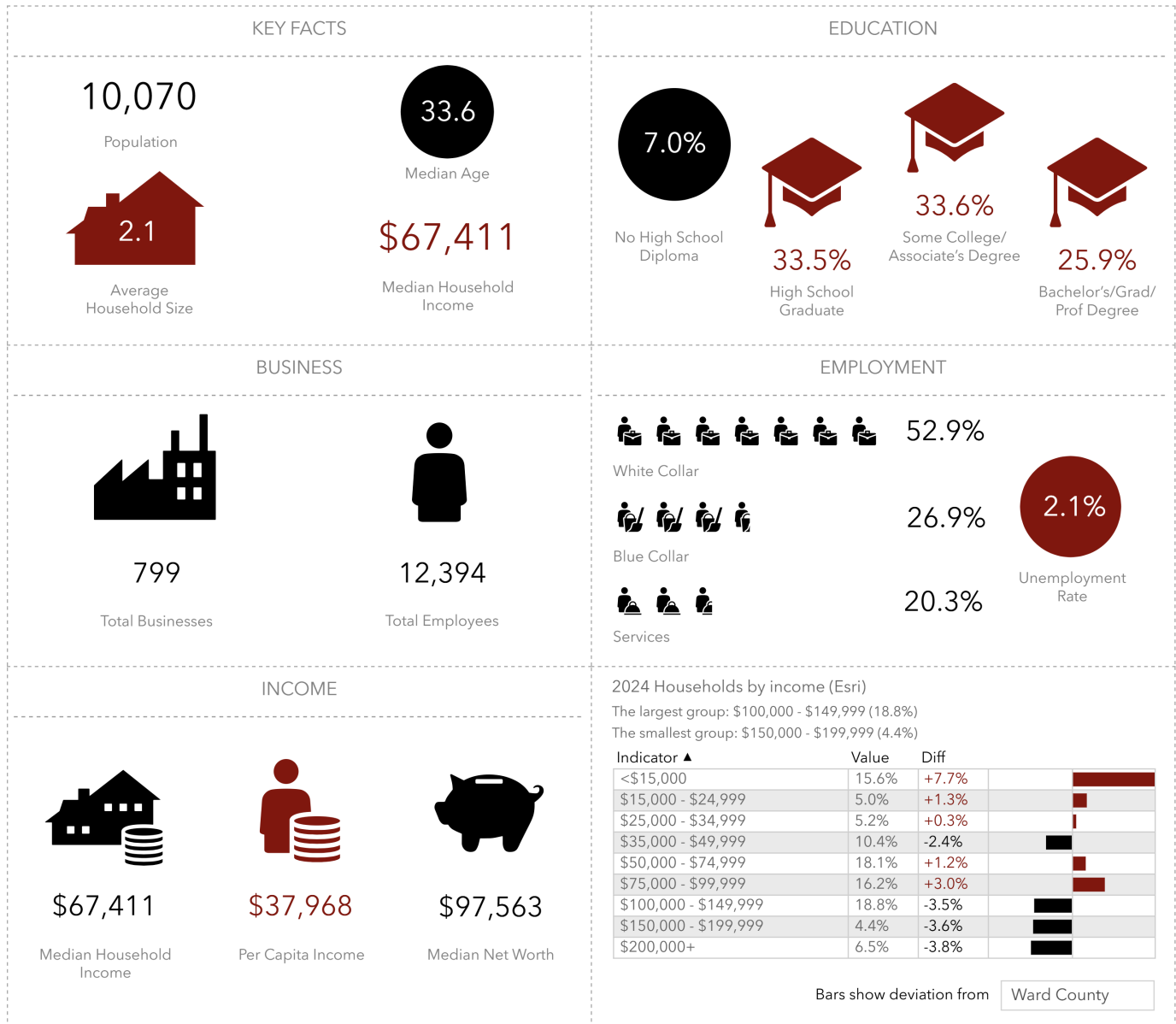
- APPROX. 4,500 SF
- Reception Area
- 2 Storage Rooms
- Mens & Womens Restrooms
- 4 Private Offices
- Work Benches
- Large Drive-Thru Shop Space
- (2) 20'x16' Overhead Garage Doors



FLOOR PLAN

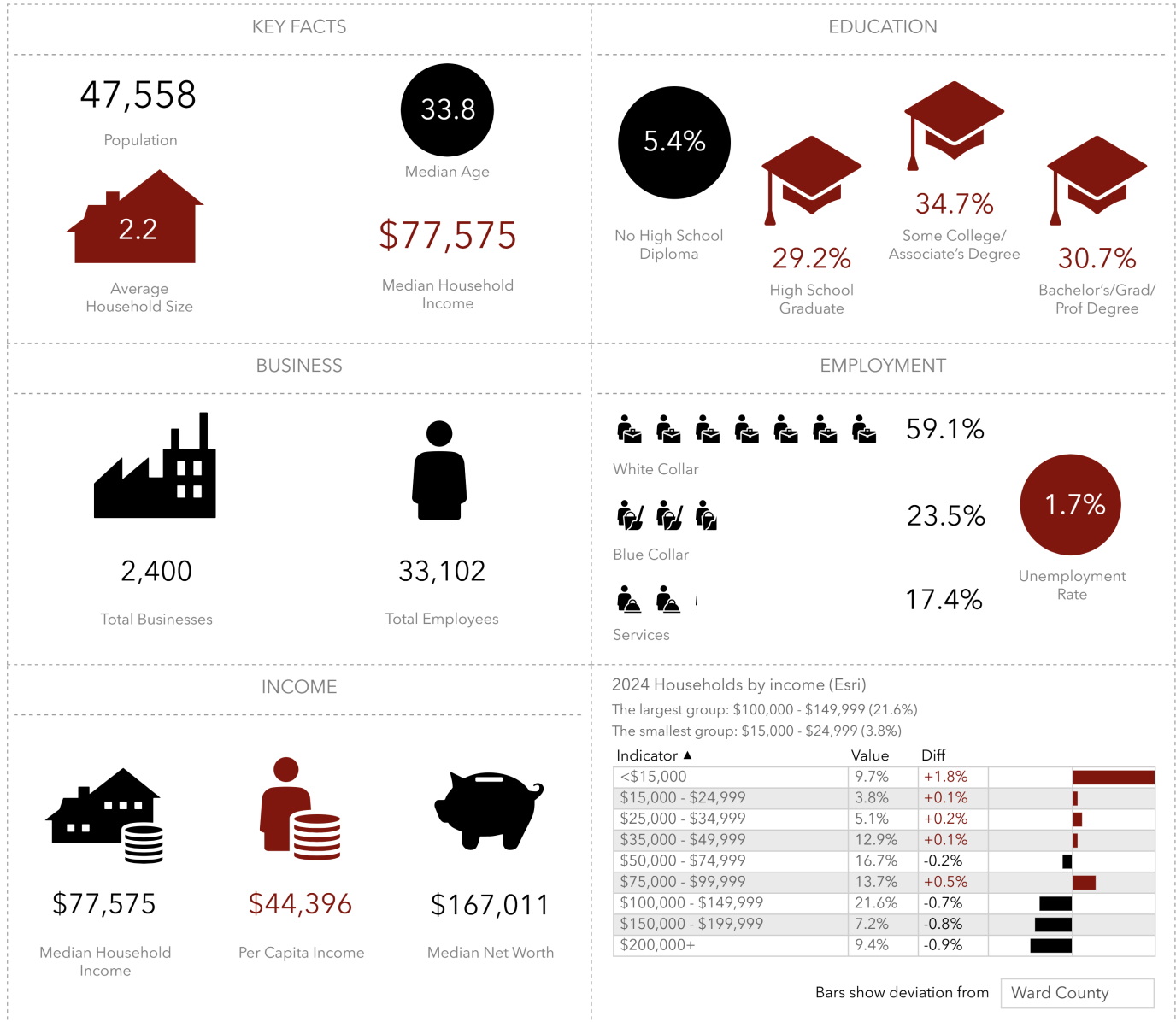


DEMOGRAPHICS 1 MILE



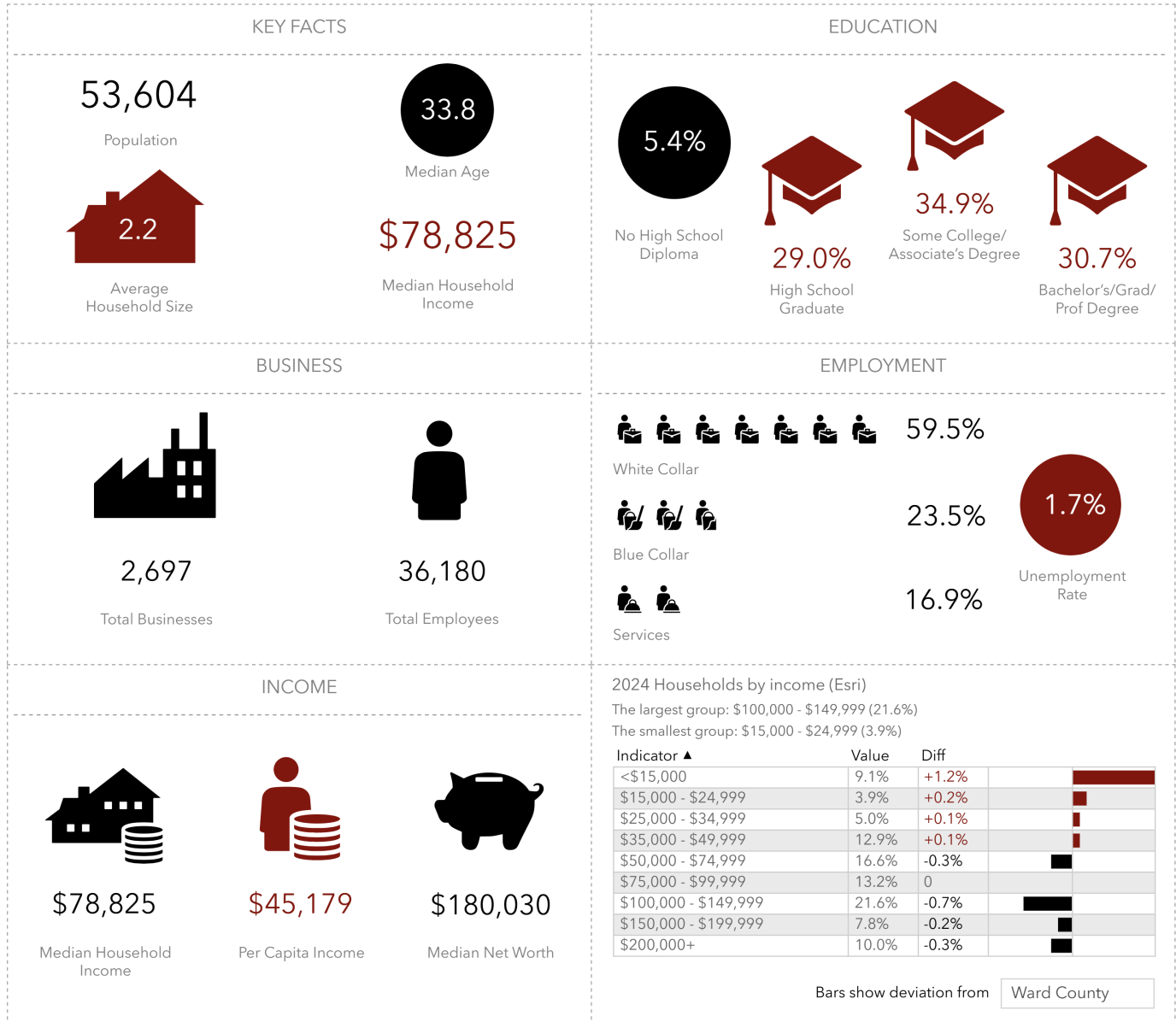
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DEMOGRAPHICS 3 MILES



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DEMOGRAPHICS 5 MILES



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UNCOVER WHAT MINOT HAS TO OFFER

Food & Drink

El Azteca
Whiskey Nine
Casa Jalisco
The Depot
Badlands Restaurant
Mi Mexico
Ebenezer's Irish Pub
Spicy Pie
Longhorn Steakhouse
Broadway Bean & Bagel
The Starving Rooster
The Little Blue Elephant
Sammy's Pizza
El Raparo Mexican Grill
Nite Train Pizza
Taco Feliz
Magic City Hoagies
Ground Round
Rocky's
Lucky Bowl
Pizza Rach
Planet Pizza
Do Eat
Ironhorse Kitchen + Bar
JL Bears
Buffalo Wild Wings
Vardon Chophouse

Professional Services

Twisted Scissors by Dee
Allure Salon
Evolution Salon
LOR Spa
Inner Reflection Holistic Health
Look Aesthetic Atelier
2D Ink
Psychward Tattoos and Piercings
Magic City Tattoo
Pat's Tatt's

Shopping/Retail

Bray's Saddlery
Main Street Books
Mary Me Bridal
Gourmet Chef
Mainstream Boutique
Grow with Me
Weekender
Oliver's Attic
Vintage City
The Foundry
The Market on 4th
Dakota Chappy
Fiancee Bridal & Prom
HomeGoods
Chico's
Carter's
Best Buy
Maurices
Barnes & Noble
Buckle
Famous Footwear
Bath & Body Works
Daily Thread
Five Below
Scheels
Victoria's Secret
Old Navy
Ulta

Banking/Financial

Gate City Bank
Aspire Credit Union
First International Bank & Trust
North Star Community Credit Union
Cornerstone Bank
First Western Bank
Town & Country Credit Union
Bremer Bank
Freedom Financial Group
OneMain Financial
Legacy Financial Partners

Health/Medical

Minot Health Clinic
CHI St. Alexius Health
Legacy Health Clinic
Trinity Health - Medical Arts
Ness Family Dentistry
Kemmet Dental Design
Prestwich Orthodontics
Broadway Family Dentistry
New Dawn Chiropractic
Active Body Chiropractic
Mid-Town Chiropractic

Community/Recreation

Roosevelt Park Zoo
Scandinavian Heritage Park
Magic City Discovery Center
Dakota Territory Air Museum
MAYSA Arena
Pioneer Village Museum
Railroad Museum
Taube Museum of Art
Northwest Art Center
North Dakota State Fair

LOCATION MAP



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