



SPACE AVAILABLE:

3,311 SF

PRICE:

\$750,000.00

HIGHLIGHTS:

- Stand-alone professional building
- Downtown location with on-site parking
- Private windowed offices
- Grand fireplace in reception area
- Two private restrooms
- Board Room
- Break Room with kitchenette
- Attic access with pulldown stairs
- All stone work on/in the building is native to North Dakota.
- Corner location
- Located near retail district



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*Seller to occupy until Winter 2023/2024

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

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 INFORMATION

PID#: 0640-003-001

LEGAL DESCRIPTION: Harry Gallup Addition Block 3, Lot 1

YEAR BUILT: 1974

ZONING: CG - COMMERCIAL

LOT SIZE: 18,000 SF

2022 TAXES: Contact Agent for more information.

SPECIAL ASSESSMENT INSTALLMENT: \$1,778.87

SPECIAL ASSESSMENT BALANCE DUE: \$3,567.67

RECEPTION PICTURES



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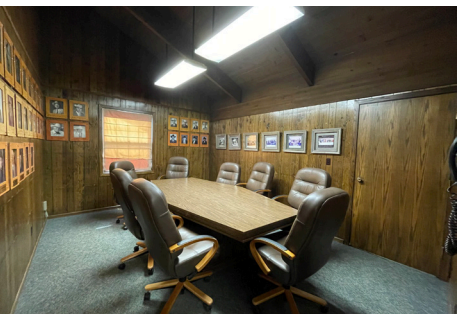
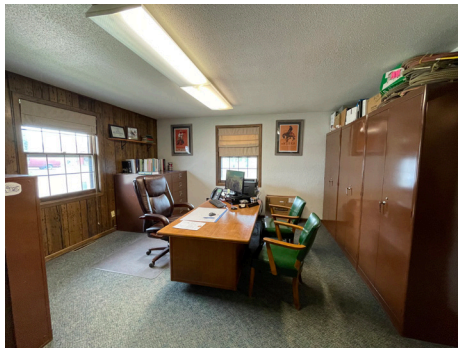
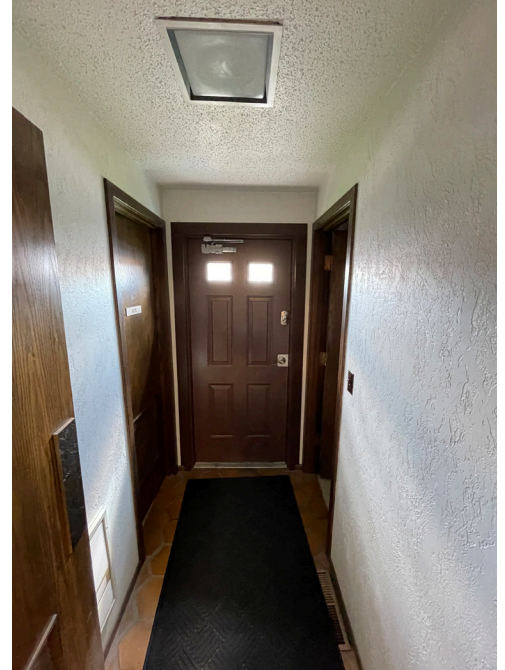
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ADDITIONAL PICTURES



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JOIN DOWNTOWN BISMARCK!

FOOD & DRINK

Amina Cucina
Bistro 1100
Blarney Stone Pub
Borrowed Bucks Roadhouse
Brick Oven Bakery
Broadway Grill & Tavern
Burger Time
Butterhorn
Coffee Break
Craftcade
Dairy Queen
Elbow Room
Fireflour Pizzeria
Gideon's Brewing Company
Jimmy V's
JL Beers
India Clay Oven
LUFT
McDonalds
NoodleZip
Nutrition Ambition
Peacock Alley
Pirogue Grille
Roundhouse
Gastro Pub
Toasted Frog

SHOPPING/RETAIL

Blink Eyewear
Boutique 23
Bridal N' More
Brides on a Dime
Crabapple Floral
Dakota Nuts-N-Candy
Ferguson Books & More Fleck's
Furniture & Appliance
Halberstadt's ND
J & R Vacuum & Sewing
Kokkeler's Jewelry
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

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
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



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A photograph of the Upper Meritt Water Treatment Plant building. The building is a single-story structure with a gabled roof and walls made of stone and dark wood. The entrance is centrally located with large glass doors. Above the entrance, the words "UPPER MERITT WATER TREATMENT PLANT" are visible. To the left of the building, there is a tall flagpole flying the American flag. The building is surrounded by green lawns and several trees, including a prominent evergreen on the right. In the background, a parking lot with several cars and a yellow building are visible under a blue sky with scattered clouds.

