



DOWNTOWN BISMARCK  
GULCH BLOCK COMPLEX  
510 E MAIN AVENUE, BISMARCK

**FOR SALE**

**MIKE ILSE**  
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# PROPERTY OFFERINGS

GULCH BLOCK  
510 E MAIN AVE, BISMARCK



Aspen Group LLP is pleased to offer, to qualified owner-user/investors, the opportunity to purchase Gulch Block Complex. The site is located at 510 East Main Avenue in Bismarck, ND.

The subject property is a 4-story, 29,064 SF mixed-use development built in 2012 and ideally situated on one of Bismarck's busiest thoroughfares.

## BUILDING SIZE: 29,064 SF

INVESTMENT: \$4,950,000.00

**For more information about this dynamic commercial opportunity, please contact:**

## MIKE ILSE

BROKER | PARTNER | COMMERCIAL REALTOR®

701.223.2450

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424 South 3rd Street, Suite 2

Bismarck, ND 58504

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# INVESTMENT HIGHLIGHTS

GULCH BLOCK  
510 E MAIN AVE, BISMARCK



- Excellent opportunity in the Heart of Downtown Bismarck for a commercial investor or a retail | office owner-occupant.
- This brick 4-story, multi-tenant offering has a dynamic tenant mix with stable cash flow and great leasing potential.
- Downtown is the City's center for business, finance, government, arts, culture and historic architecture.
- Connected to The Parkade Parking Ramp that is owned/operated by The City of Bismarck



# TENANT HIGHLIGHTS

GULCH BLOCK  
510 E MAIN AVE, BISMARCK



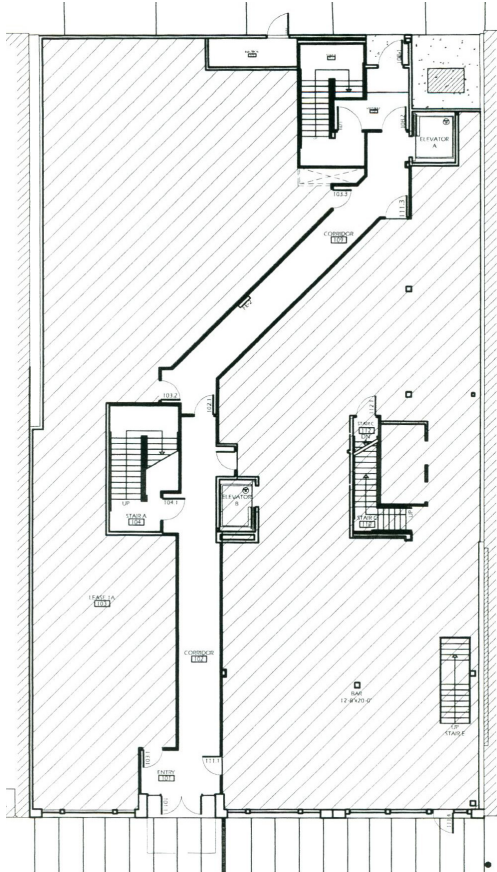
- SUITE 1A - 3,890 SF Main Floor + 1,285 SF Basement (Leased at \$6,150.00 per month)
- SUITE 1B - 3,870 SF (Leased at \$6,750 SF per month)
- SUITE 2A - 1,745 SF (Leased at \$3,500.00 per month)
- SUITE 2B - 1,750 SF (Currently Marketed at \$3,000.00 per month)
- SUITE 3A - 2,900 SF (Leased at \$4,000.00 per month)
- SUITE 3B - Terrace (Leased at \$8,000 per month)
- 4TH FLOOR - Demised into two spaces with common hallway and two ADA restrooms



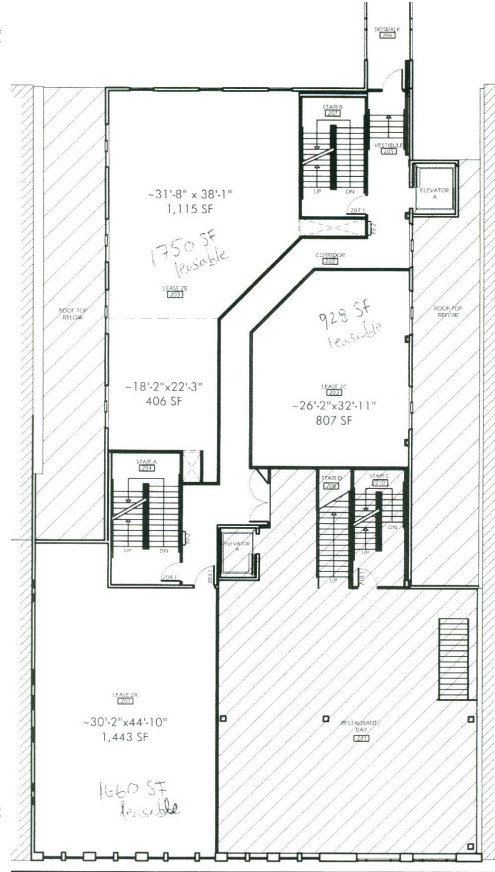
# FLOOR DRAWINGS

GULCH BLOCK  
510 E MAIN AVE, BISMARCK

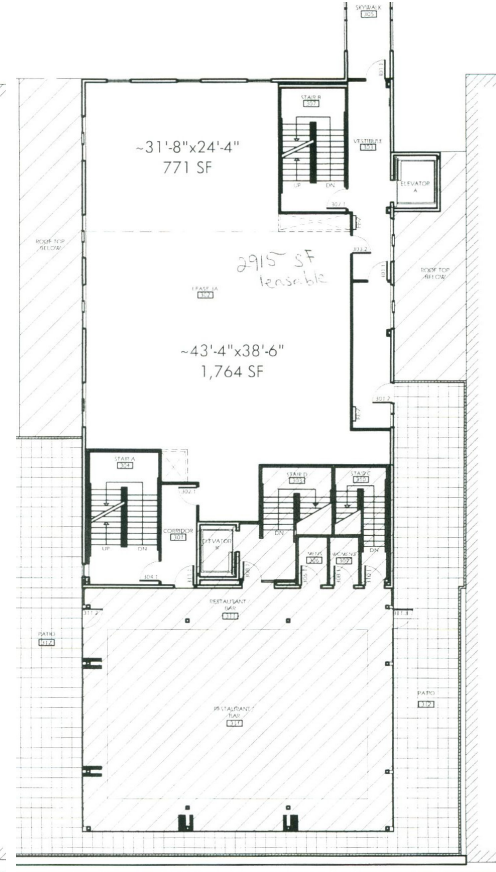
## FIRST FLOOR



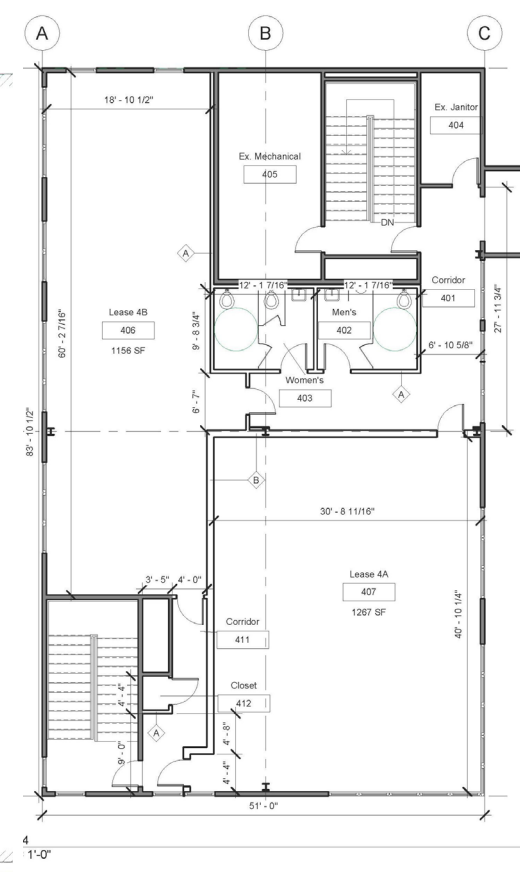
## SECOND FLOOR



## THIRD FLOOR



## FOURTH FLOOR



**\*\* 4th Floor is demised into two spaces with a common hallway and two ADA restrooms**



# PROPERTY SUMMARY

**GULCH BLOCK**  
**510 E MAIN AVE, BISMARCK**

## Join Vibrant Downtown Bismarck!

- Gulch Block is located in the heart of downtown and in close proximity to a wide variety of eateries and nightlife, entertainment, boutique shopping, professional services, hotels, future residential and parking ramps.
- This street-front property has exceptional exposure along Main Avenue with high pedestrian and vehicle traffic, with an abundance of walkable amenities surrounding the building.
- This mixed-use site boasts a designer menswear shop, fine Indian restaurant, high-end aesthetic clinic, office space, speakeasy-style craft cocktail bar, casino and gaming lounge, and year-round heated rooftop patio bar (with one-of-a-kind retractable roof) showcasing amazing views of downtown.
- Main Avenue is a principal arterial roadway through the city with traffic counts of 14,500 VPD (2016).

<b>PROPERTY NAME:</b>	Gulch Block	<b>2023 TAXES:</b>	\$42,877.52
<b>LOCATION:</b>	508/510 E Main Avenue	<b>SPECIAL ASSESSMENTS:</b>	None at this time
<b>PID#:</b>	0001-046-015	<b>TENANCY:</b>	Multi
<b>LEGAL DESCRIPTION:</b>	ORIGINAL PLAT Block: 46 LOTS 13 - 15	<b>ELEVATOR:</b>	Yes
<b>ZONING:</b>	DC - Downtown Core	<b>RESTROOMS:</b>	Common Area Restrooms
<b>YEAR BUILT:</b>	2012	<b>CONSTRUCTION:</b>	Brick Veneer, Block, Steel
<b>BUILDING SIZE:</b>	29,064 SF (GBA)	<b>HVAC:</b>	Combination FHA-AC
<b>LOT SIZE:</b>	9,750 SF (75' x 130')	<b>SPRINKLER SYSTEM:</b>	Exposed Wet
<b>FLOORS:</b>	4	<b>PARKING:</b>	Street Parking + Attached Parking Garage



# JOIN DOWNTOWN BISMARCK

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## Food & Drink

Amina Cucina  
Bistro 1100  
Blarney Stone Pub  
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  
Peacock Alley  
Pirogue Grille  
Roundhouse Gastro Pub  
Terra Nomad  
Lucky 13 Pub  
Walrus Restaurant

## Shopping/Retail

Bismarck Antique Mall  
Blink Eyewear  
Boutique 23  
Bridal N' More  
Brides on a Dime  
Crabapple Floral  
Desirae's Makeup & Beauty Lounge  
Dakota Nuts-N-Candy  
Fleck's Furniture & Appliance  
Halberstadt's ND  
Hiccups  
J & R Vacuum & Sewing  
Kokkeler's Jewelry  
lula b. boutique  
Luna Nox Boutique  
Modern Eyes  
Punky's Bath & Gift Shop  
Red Wing Shoes  
Seeds of Hope Thrift Store  
Spaces  
Stella's  
Terry's Health Products  
Walker's n' Daughters Jewelers  
Westley's Jewelry  
Yellow Stitch Boutique  
Your Own Two Wings Boutique  
Zimmerman's Furniture

## Banking/Financial

American Bank Center  
Ameriprise Financial  
BNC National Bank  
Capital Credit Union  
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

## Professional Services

Alchemist Tattoo  
The Barber's Wife  
Black Sheep Tattoo  
Bombshell Salon  
Broadway Centre Spa & Salon  
Derma Care Clinic  
Glance Salon & Spa  
Hi Honey Salon  
Pure Skin Aesthetic & Laser Center  
Rejuvenation Place

## Community/Recreation

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



# BUILDING TENANTS

GULCH BLOCK  
510 E MAIN AVE, BISMARCK

# LÜFT

# 510.2

five ten point two



Halberstadt's

ND



BEAUTY RENEW

*Aesthetic Clinic*



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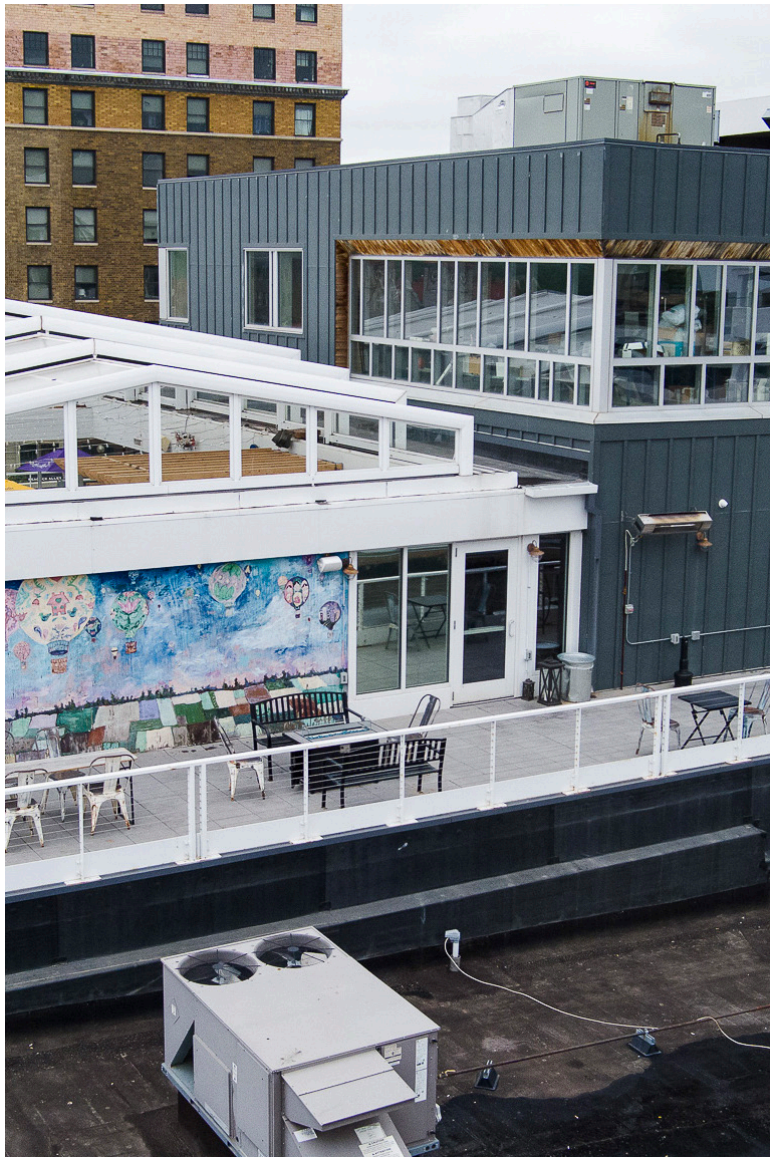
# EXPERIENCE . . . DOWNTOWN







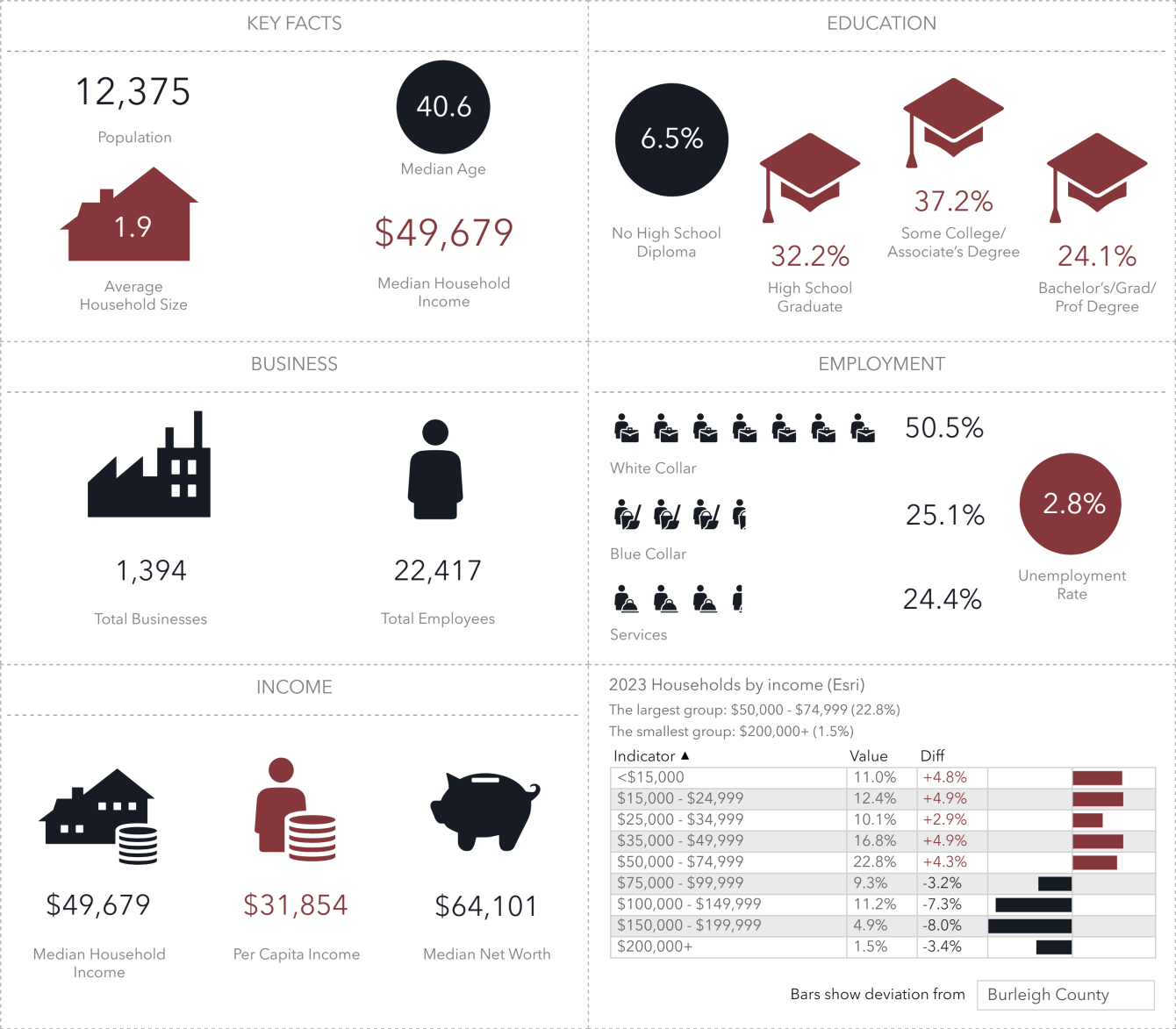
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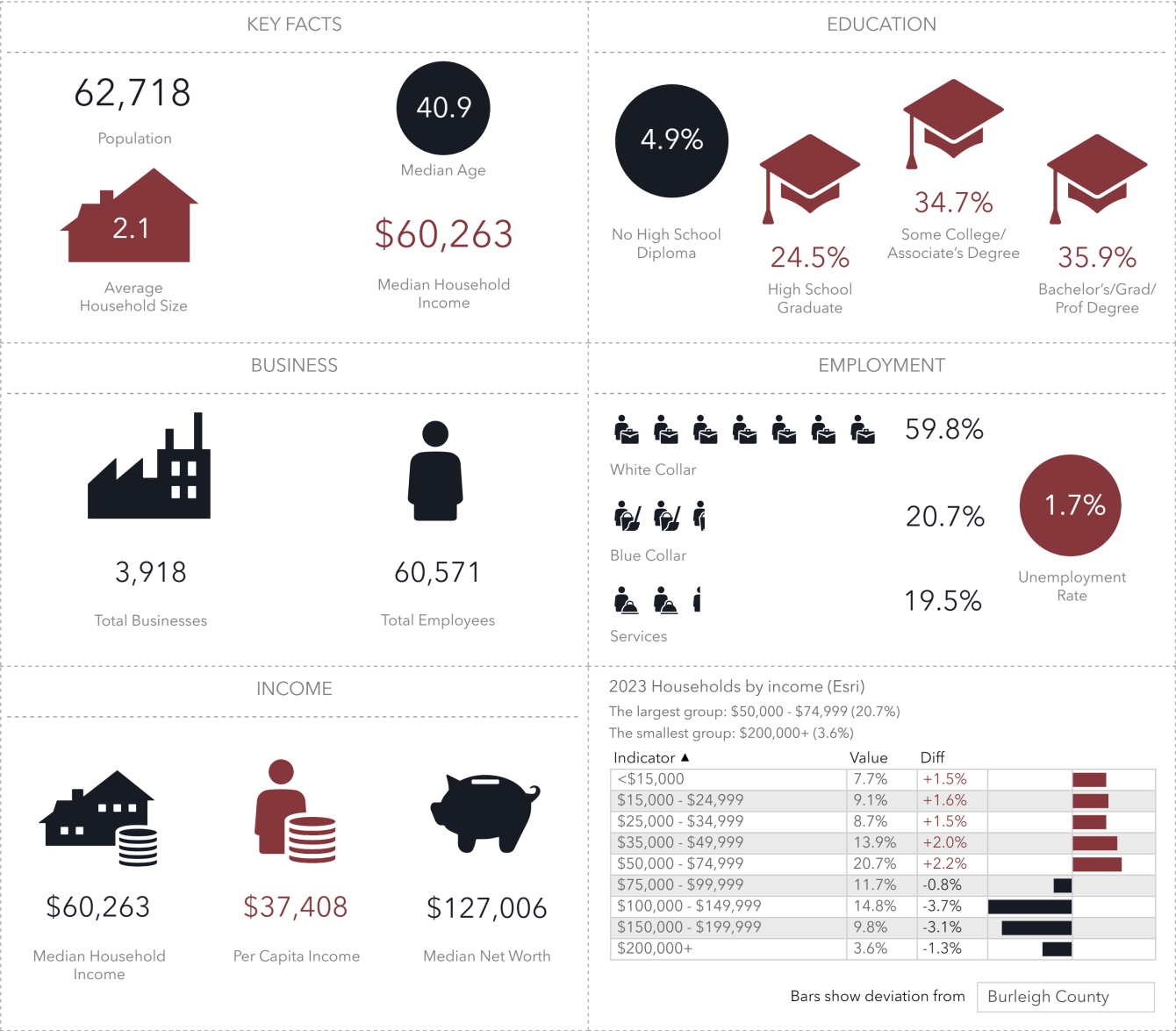






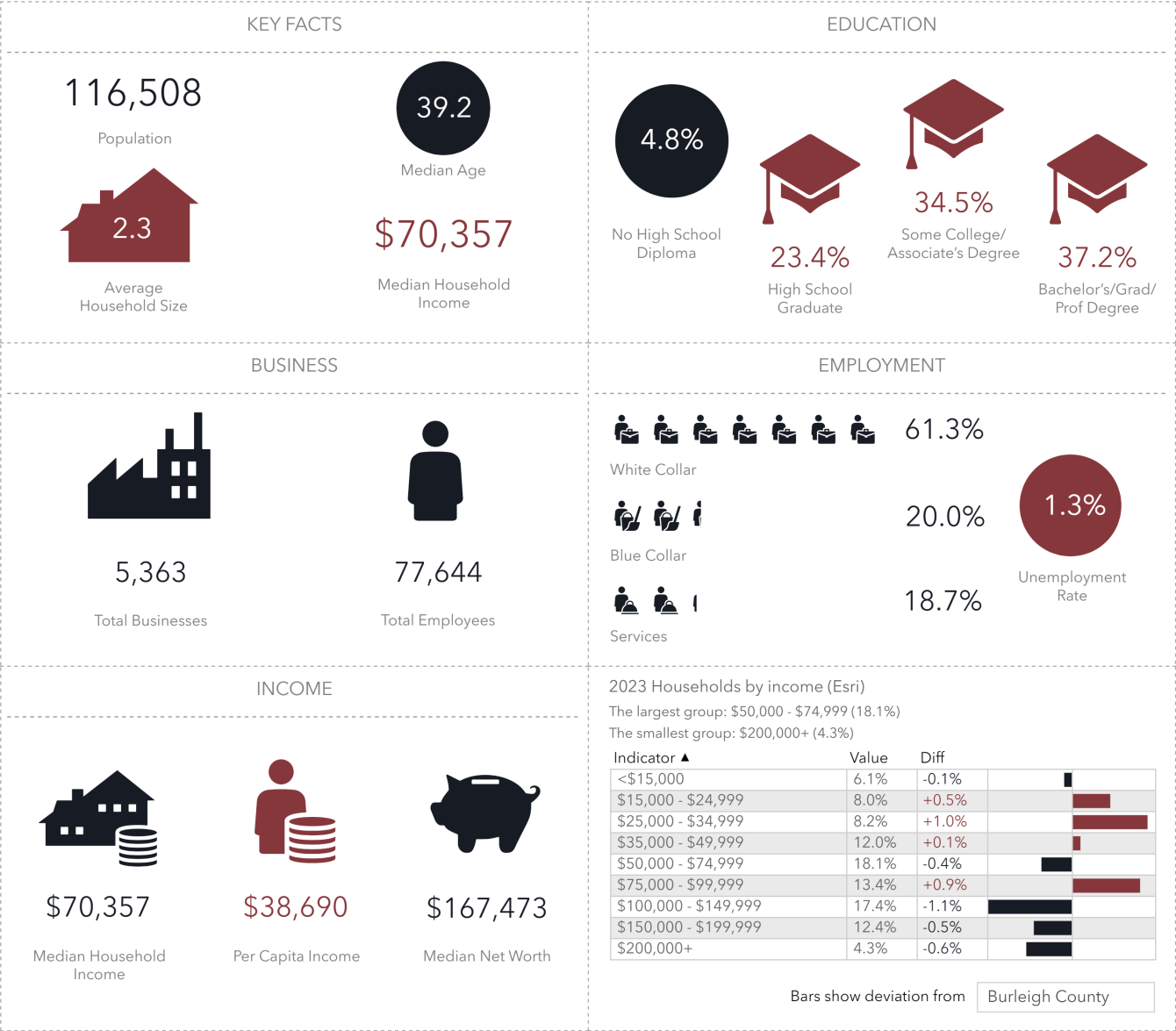
DEMOGRAPHICS

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# LOCAL LINKS

GULCH BLOCK  
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**Bismarck Downtowners Association**  
DOWNTOWNBISMARCK.COM



**Bismarck, ND Official Website**  
BISMARCKND.GOV



**Bismarck Mandan Chamber EDC**  
BISMARCKMANDAN.COM



**Bismarck Parking Authority**  
BISMARCKPARKINGAUTHORITY.COM

**Bismarck-Mandan CVB**  
NOBOUNDARIESND.COM



**Bismarck Airport**  
BISMARCKAIRPORT.COM



**Bismarck Parks & Rec**  
BISPARKS.ORG





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