



SPACE AVAILABLE:

Building | 8,052 SF
Lot | 7,000 SF

PRICE:

\$1,500,000.00*

* INCLUDES BUILDING, REAL ESTATE & BUSINESS
* INVENTORY AVAILABLE AT ADDITIONAL COST

HIGHLIGHTS:

- Rice Bowl is a reputable, well-established business primed for new ownership. Sale includes 100% ownership of Rice Bowl, and the real estate. Inventory also available at additional cost. Real Estate includes Rice Bowl location, apartments above restaurant, and 2 additional rental spaces which are fully leased.



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PROPERTY INFORMATION

PID#: 65-2363000

LEGAL DESCRIPTION: LOT 3 BLOCK 11 MANDAN PROPER (OT)

PROPERTY ADDRESS: 107 4th Ave NW, Mandan ND 58554

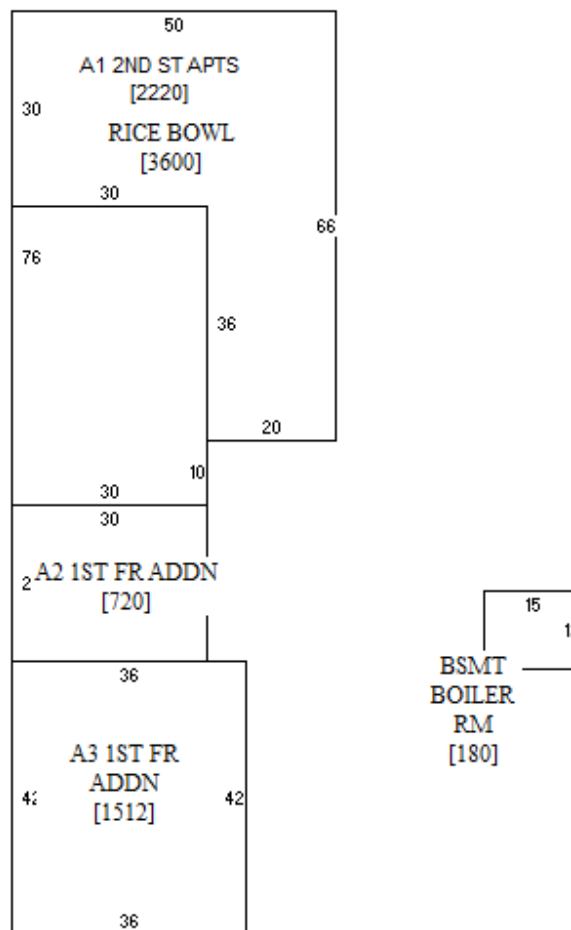
BUILDING SIZE: 8,052 SF

LOT SIZE: 7,000 SF (0.161 Acres)

ZONING: DF - Downtown Fringe

2025 TAXES: \$526.42

SPECIAL ASSESSMENTS: None at this time



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EXECUTIVE SUMMARY

THE BUSINESS

Rice Bowl is a local Chinese restaurant that has been serving tasty dishes made with fresh ingredients for over 28 years. Rice Bowl is a second-generation, family-owned business. You'll always feel at home when you visit Rice Bowl, and that's because we take extra care to make every guest comfortable and happy.

TRANSACTION

Rice Bowl is a reputable, well-established business primed for new ownership. Sale includes 100% ownership of Rice Bowl, and the real estate. Inventory also available at additional cost.

REASON FOR THE SALE

The owner is looking to focus on other business ventures.

GEOGRAPHY

Rice Bowl is located just off Main Street in Mandan, ND with easy access to Interstate 94.

PRODUCT/SERVICE

There's nothing quite like authentic Chinese food. Packed with flavorful spices and sauces, Rice Bowls oriental cuisine includes classic favorites and adventurous options alike. Rice Bowl serves traditional dishes made with care.

MARKET

Rice Bowl is considered a destination place for local chinese food with an oriental flair. The current market for the majority of Mandan is dining out where they can get value for their meal, good service, and a pleasant atmosphere based on the event.

ASKING PRICE

\$1,500,000.00*

** INCLUDES BUILDING, REAL ESTATE & BUSINESS*

** INVENTORY AVAILABLE AT ADDITIONAL COST*

COMPANY HIGHLIGHTS



Rice Bowl a local Chinese restaurant has been serving tasty dishes made with fresh ingredients for over 28 years. (Established in 1998)



Rice Bowl sits on a 7,000 SF lot and operates out of 3,600 SF of the building. The additional 4,452 SF is apartments and small retail spaces



With a loyal customer base, including many families, Rice Bowl primarily serves middle- to higher-income guests and holds a 4.3/5-star Google rating.



Rice Bowl provides call in and pick up ordering, along with delivery.



Rice Bowl averages around 1 million/year in food sales.

SWOT ANALYSIS

S **STRENGTHS**

- Authentic, made-from-scratch Chinese cuisine with a loyal customer base.
- Established local reputation with strong online reviews.
- Offers dine-in, takeout, delivery, and catering services.
- Comfortable dining atmosphere with ample seating.
- Prime Mandan location with convenient access and visibility.
- Broad customer base, including families and individuals of all ages.
- Efficient operating model with consistent business hours.

W **WEAKNESSES**

- Limited operating days (Wednesday–Sunday).
- Smaller marketing presence on social media and digital platforms.
- Independent restaurant without the purchasing power of national franchises.
- Revenue opportunities limited by current operating hours.
- Business is owner-dependent (if applicable).

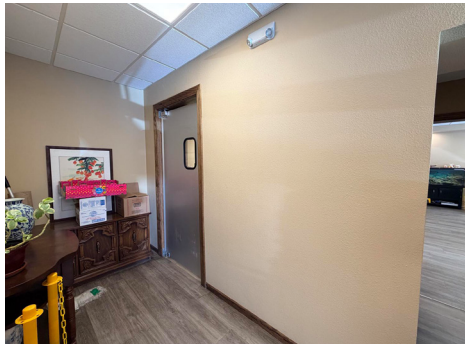
O **OPPORTUNITIES**

- Expand operating days and/or lunch and dinner hours.
- Increase digital marketing through Facebook, Instagram, TikTok, and Google.
- Grow catering services for businesses, schools, and community events.
- Develop a customer loyalty or rewards program.
- Partner with additional third-party delivery platforms or enhance online ordering.
- Introduce seasonal specials or limited-time menu items.
- Expand catering and family meal packages.
- Offer online gift card sales or merchandise.
- Explore private events or banquet-style dining.

T **THREATS**

- Competition from national chains and other local restaurants.
- Rising food, labor, and operating costs.
- Economic downturns affecting discretionary dining.
- Labor shortages within the restaurant industry.
- Changes in consumer dining habits and increased competition from delivery-focused restaurants.
- Supply chain disruptions affecting ingredient costs and availability.

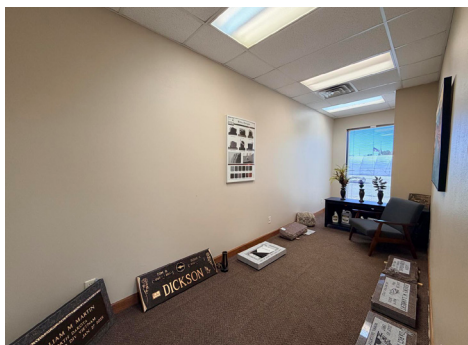
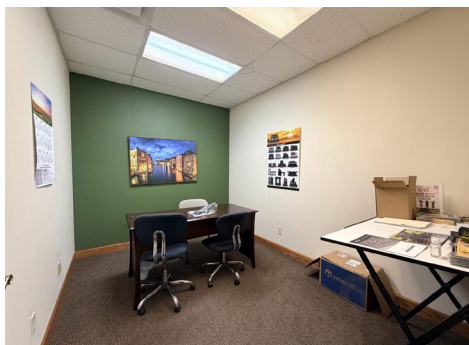
INTERIOR PHOTOS *RICE BOWL*



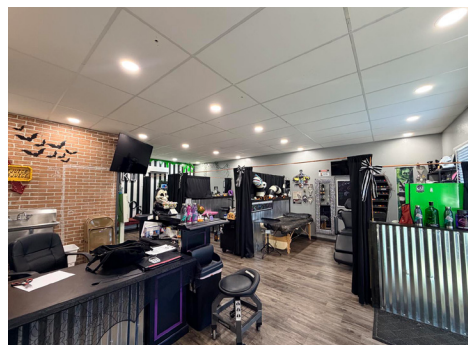
INTERIOR PHOTOS *RICE BOWL*



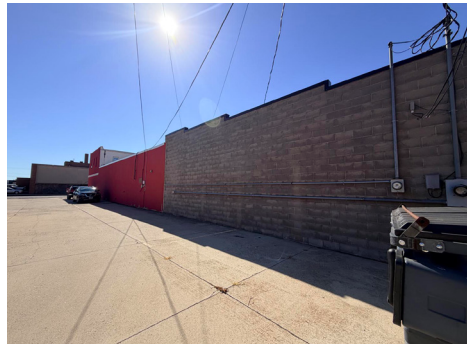
INTERIOR PHOTOS 502 WEST MAIN, MANDAN



INTERIOR PHOTOS 500 WEST MAIN, MANDAN



EXTERIOR PROPERTY PHOTOS



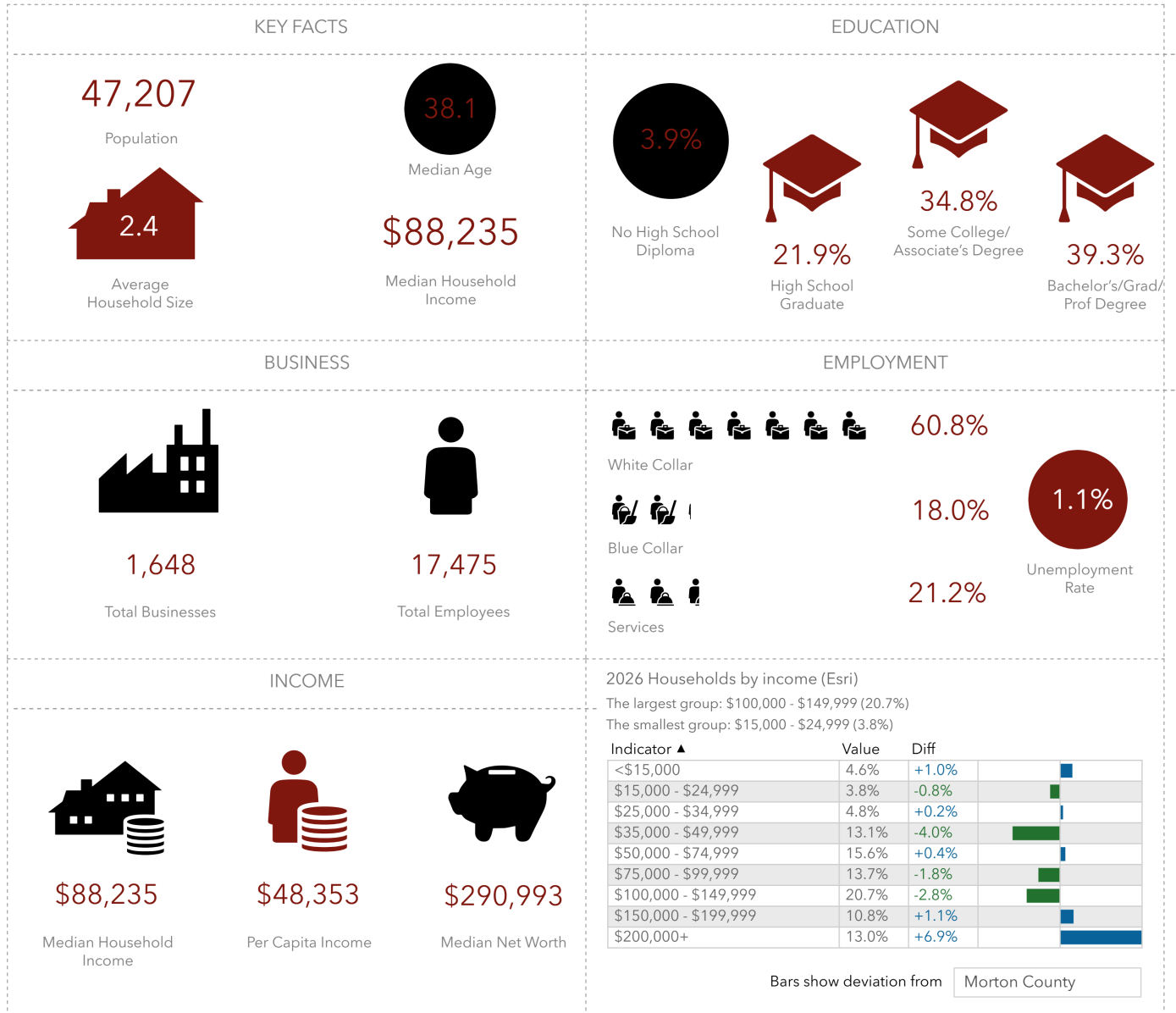
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AREA DEMOGRAPHICS - 5 MILES

Key Facts

107 4th Ave NW, Mandan, North Dakota, 58554
Ring of 5 miles

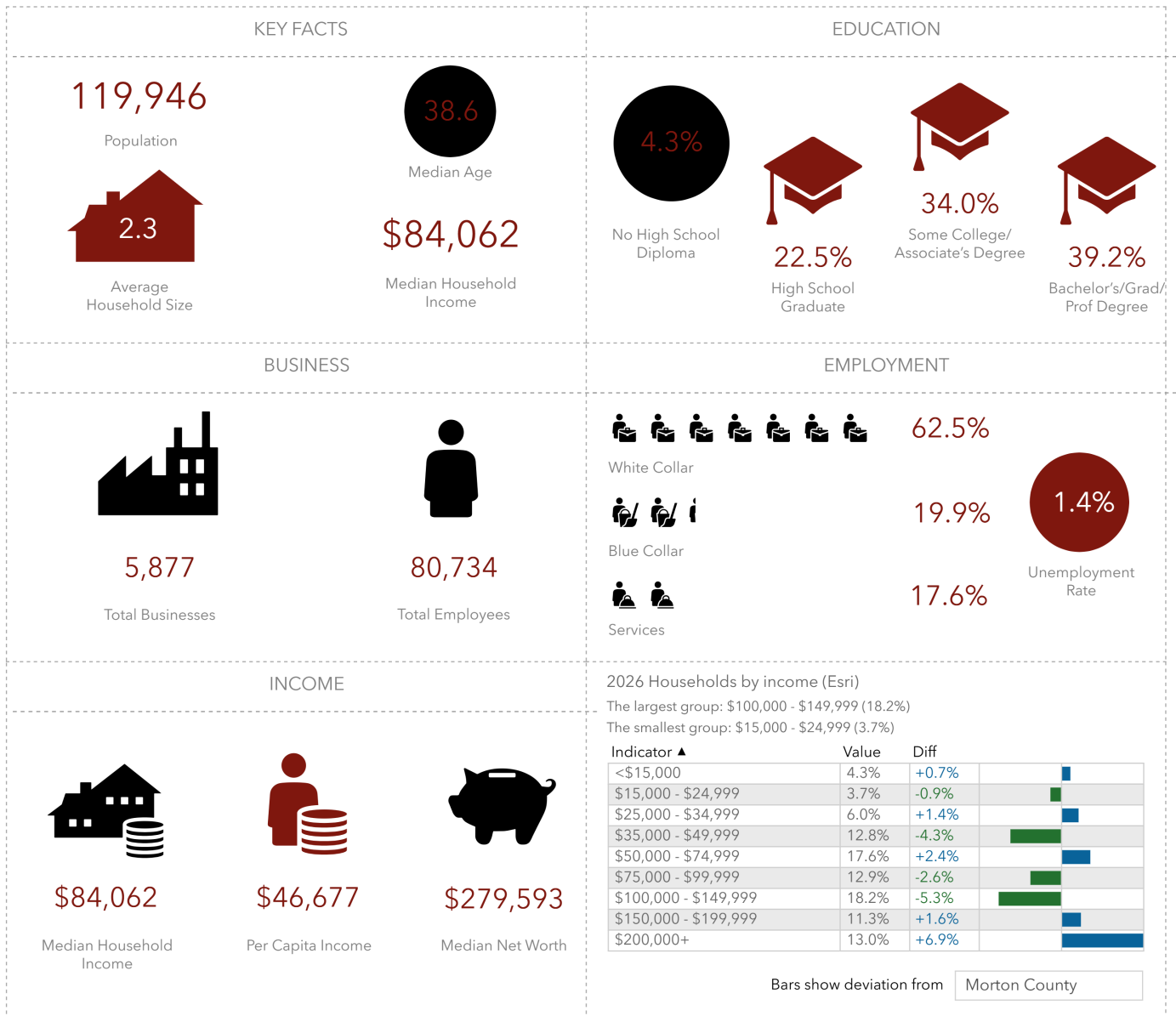


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AREA DEMOGRAPHICS - 10 MILES

Key Facts

107 4th Ave NW, Mandan, North Dakota, 58554
Ring of 10 miles

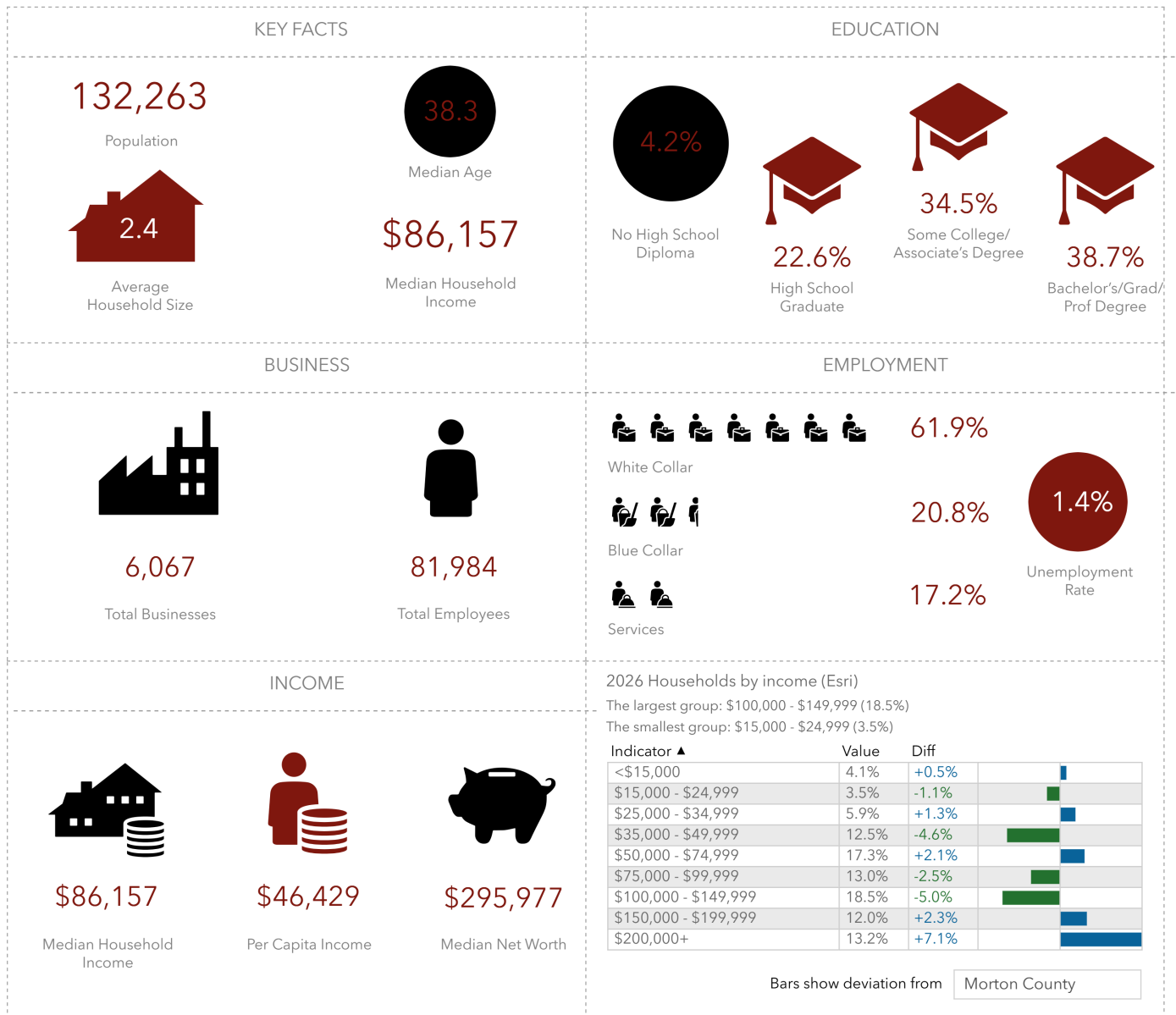


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AREA DEMOGRAPHICS - 15 MILES

Key Facts

107 4th Ave NW, Mandan, North Dakota, 58554
Ring of 15 miles



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LOCATION MAP



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