

RETAIL FOR SALE

108 N MANDAN STREET | BISMARCK, ND





PROPERTY OVERVIEW

Located in the heart of Bismarck, this property offers a prime opportunity a restaurant. The spacious interior welcomes you with reception area, a built-out bar, a fully equipped kitchen with a rear entrance, and an office with access to ample storage space. Men's and women's ADA restrooms ensure accessibility for all patrons. With great visibility, high traffic, and signage opportunities, along with a back patio featuring a garage door for extra seating in the summer months, this property offers an attractive investment opportunity for aspiring retail or restaurant entrepreneurs.

PROPERTY HIGHLIGHTS

- Waiting/reception area with fireplace
- Built-out bar area
- Kitchen with rear entrance
- Office with access to storage area
- Men's/Women's ADA restrooms
- Avg Utilities: Gas- \$265/mo | Electric- \$510/mo
- Taxes (2025): \$4,590.26
- Specials- Installments: \$381.36 / Balance: \$1,525.46

OFFERING SUMMARY

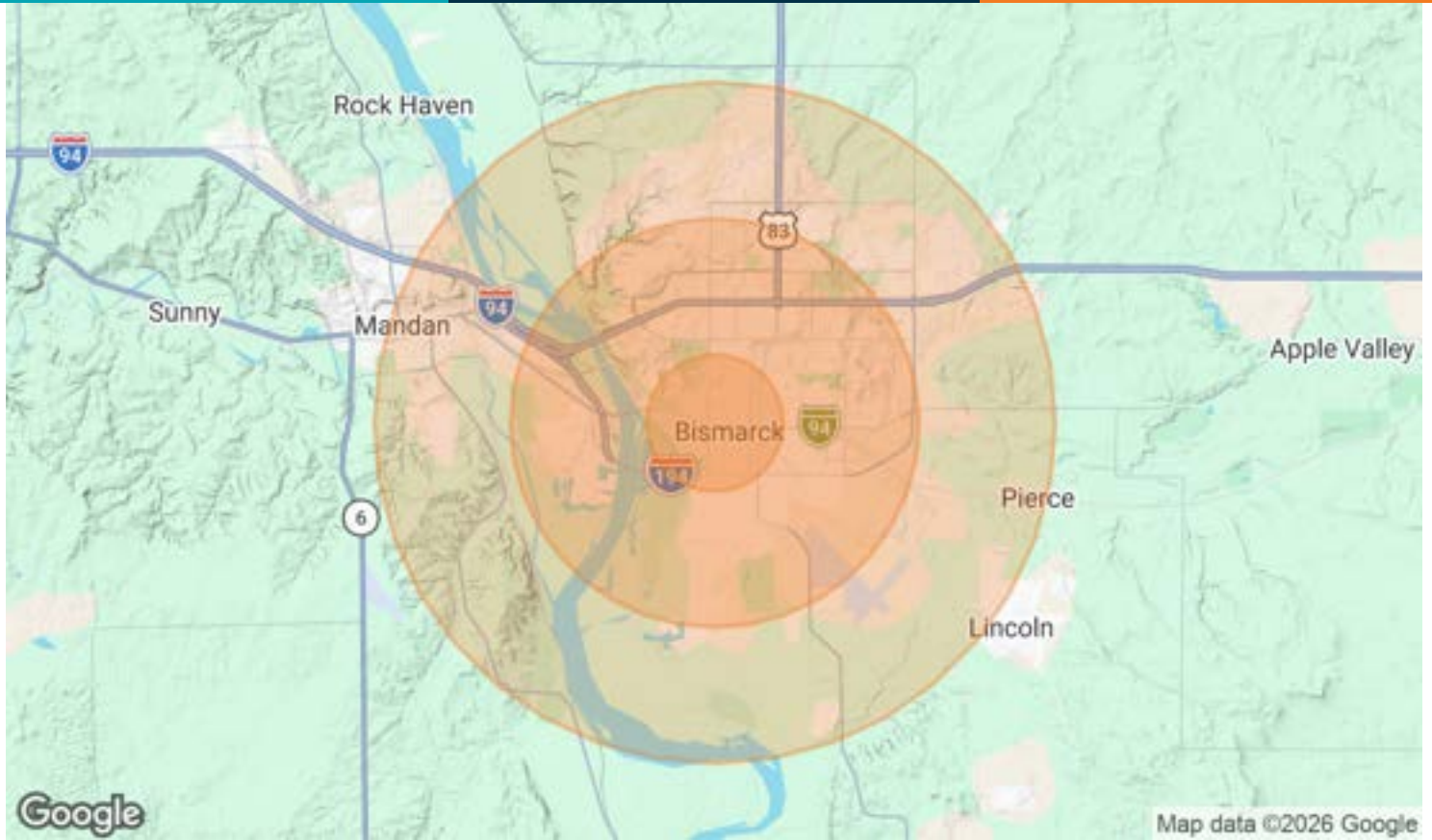
Sale Price:	\$450,000
Building Size:	2,912 SF
Lot Size:	3,985 SF
Year Built:	1910
Zoning:	DC





Google

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,031	62,518	86,499
Average Age	38.1	38.4	38.1
Average Age (Male)	38.0	36.3	35.9
Average Age (Female)	37.6	40.7	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,926	28,635	38,034
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$50,245	\$57,659	\$63,126
Average House Value	\$154,397	\$141,373	\$147,098

2020 American Community Survey (ACS)



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