

RETAIL FOR LEASE

2705 SUNSET DR. | MANDAN, ND





OFFERING SUMMARY

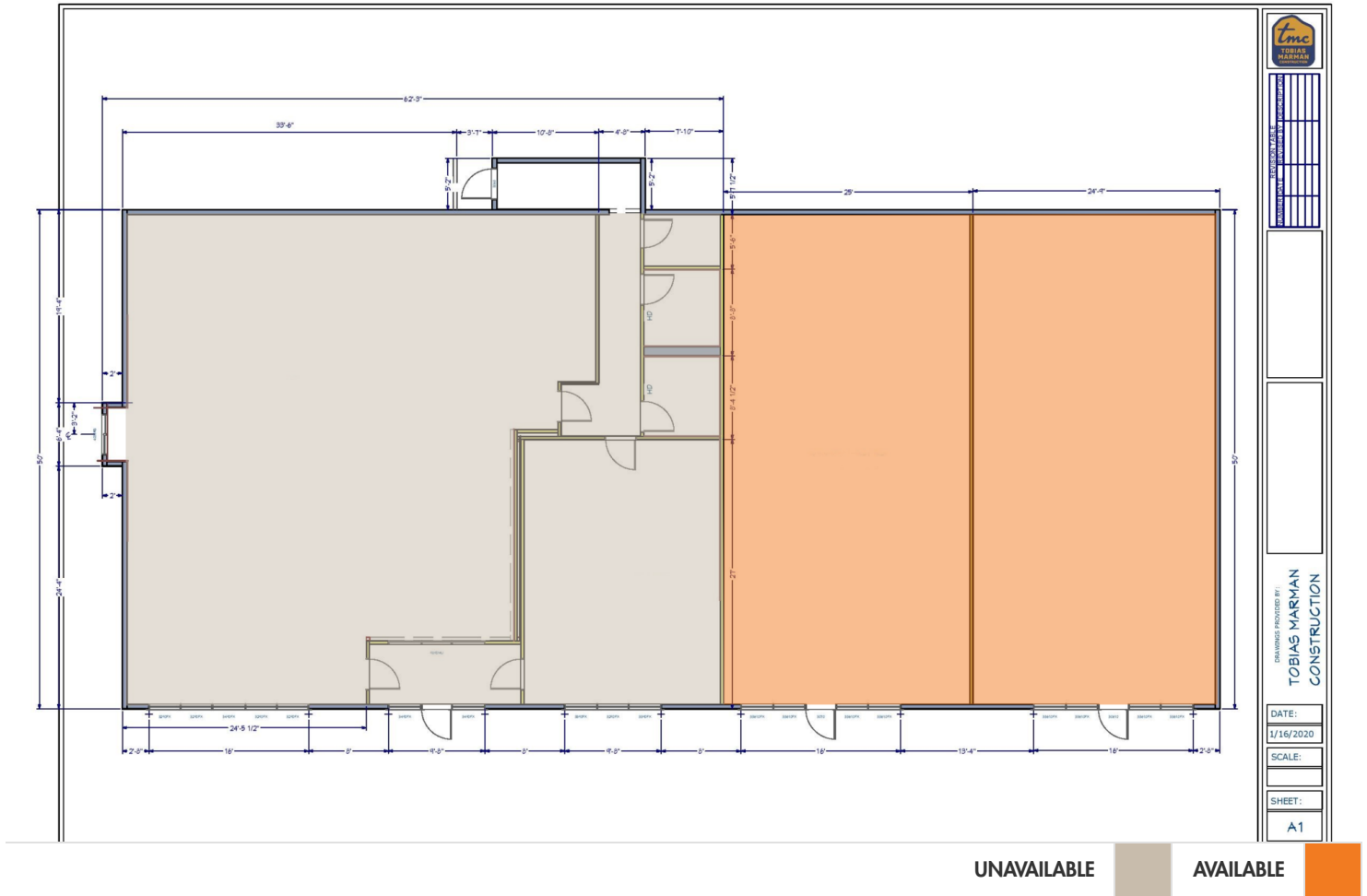
Sale Price:	\$1,375,000
Lease Rate:	Negotiable
Building Size:	5,600 SF
Available SF:	
Year Built:	2019
Zoning:	Commercial
Market:	Mandan
Submarket:	Northwest Mandan

PROPERTY OVERVIEW

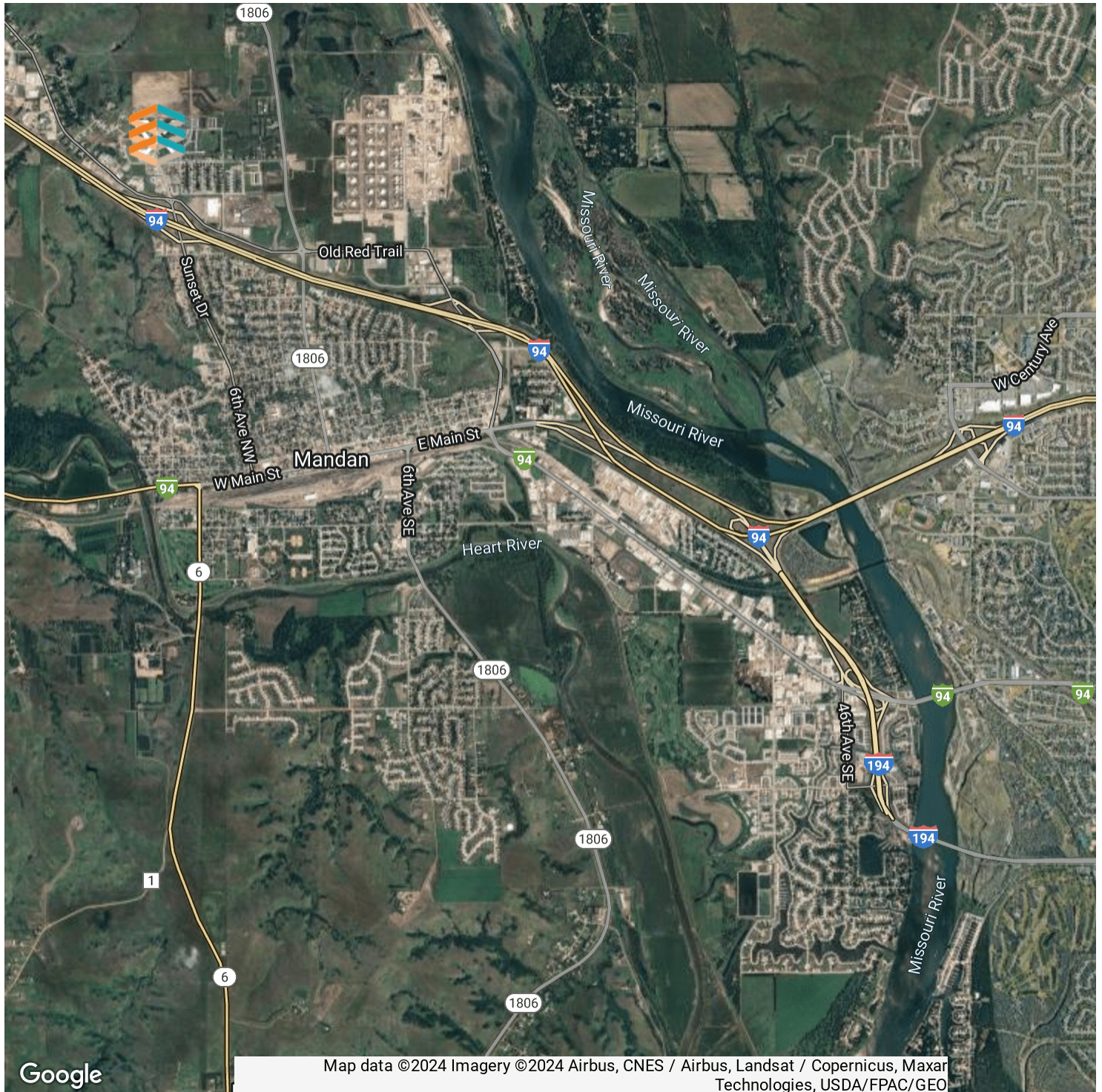
Opportunity to lease the remaining 2,500 sf space or the space can be divided into (2) 1,250 sf spaces. This is a great place for your business to expand or for a start-up in Northwest Mandan. This multi-tenant retail/professional service center provides several amenities. Co-tenant includes a drive through coffee shop. Tenant estimated NNN cost \$4.50 psf.

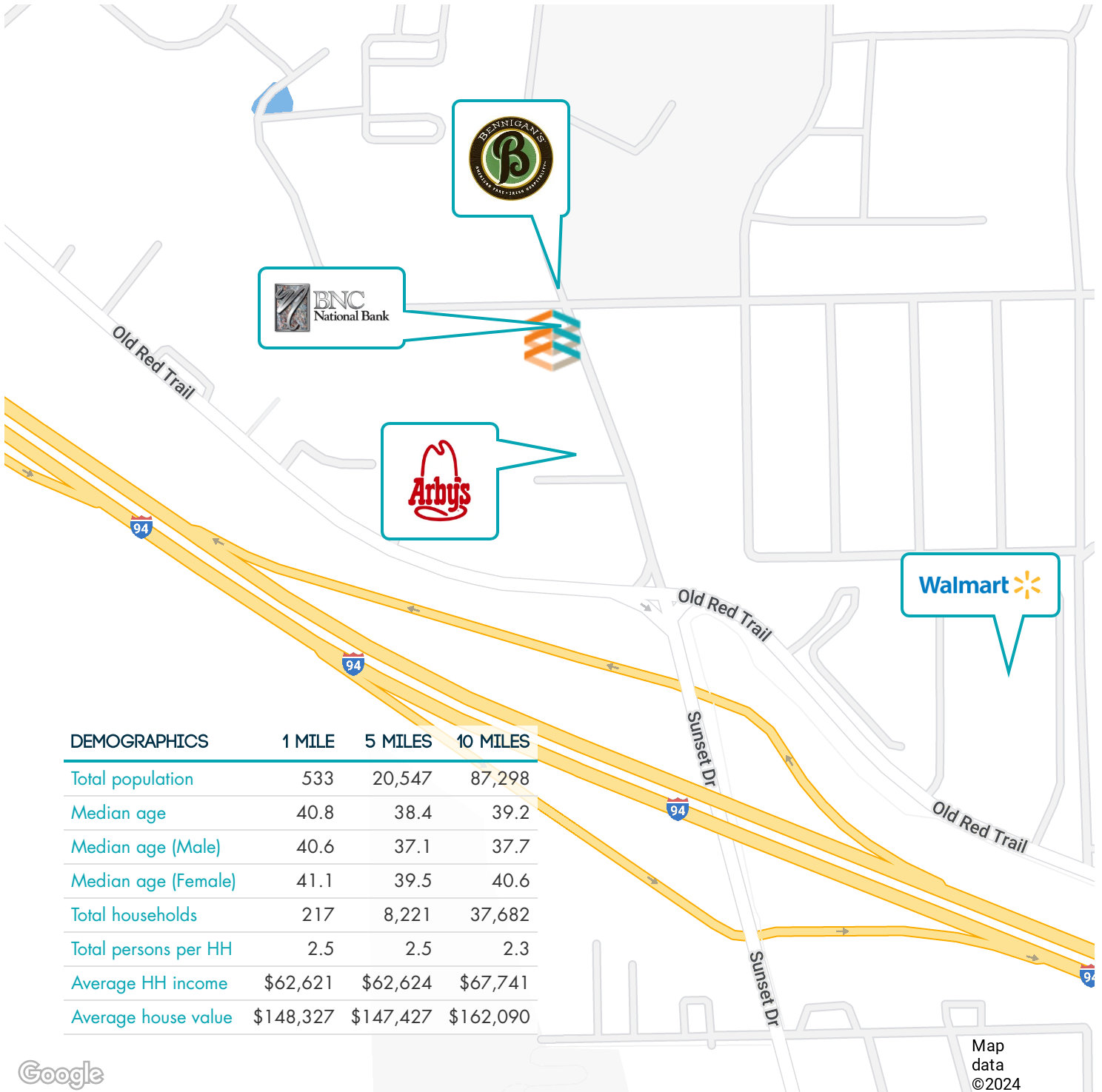
PROPERTY HIGHLIGHTS

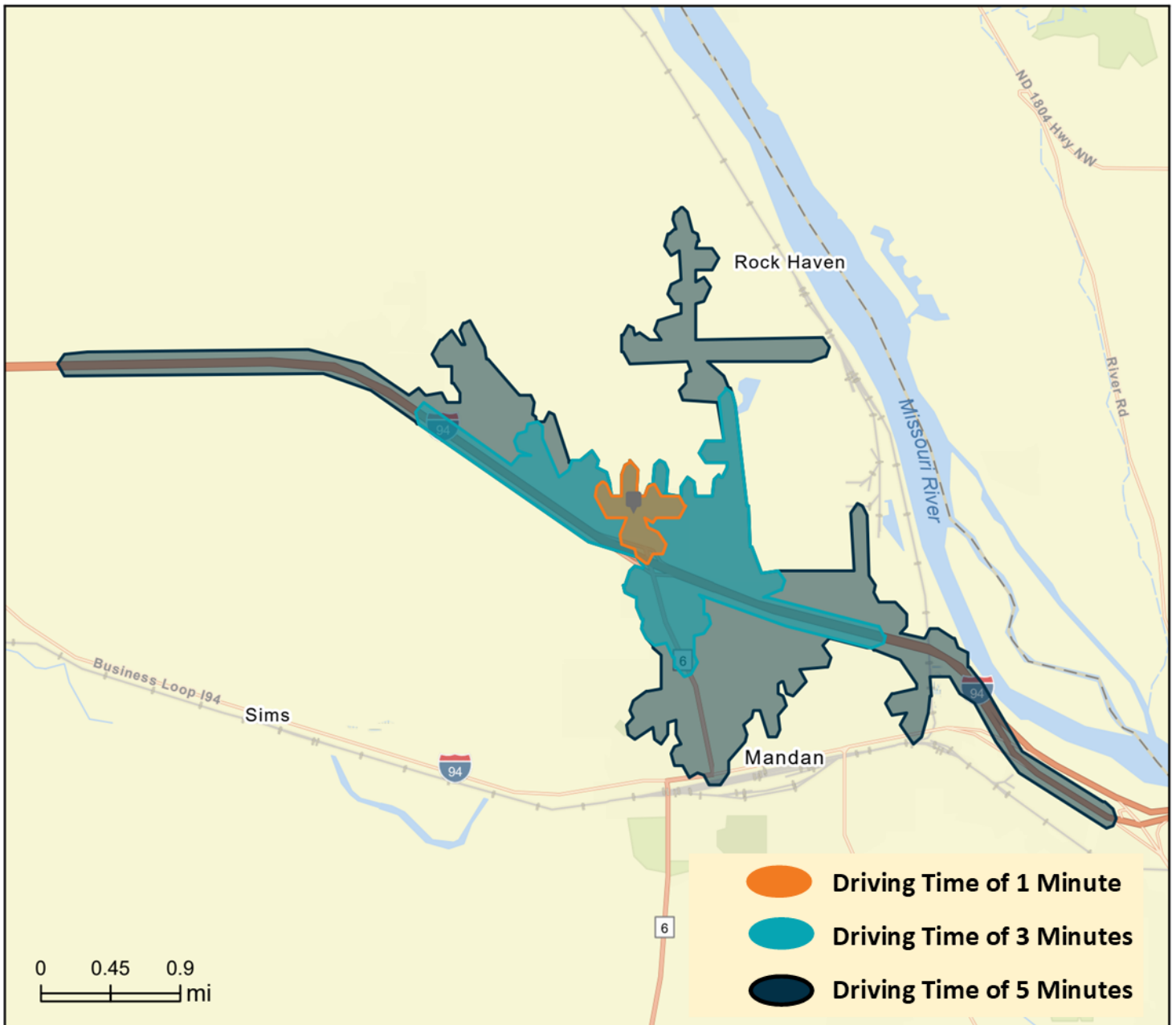
- High Visibility
- Great Building Signage Opportunity
- Restricted use Includes Coffee and Shakes
- Onsite Parking
- Subject to Recorded Easements Covenants and Restrictions
- Request Landlord Shell Conditions
- PID#: 65-0171098
- 2020 Taxes \$10,684.46

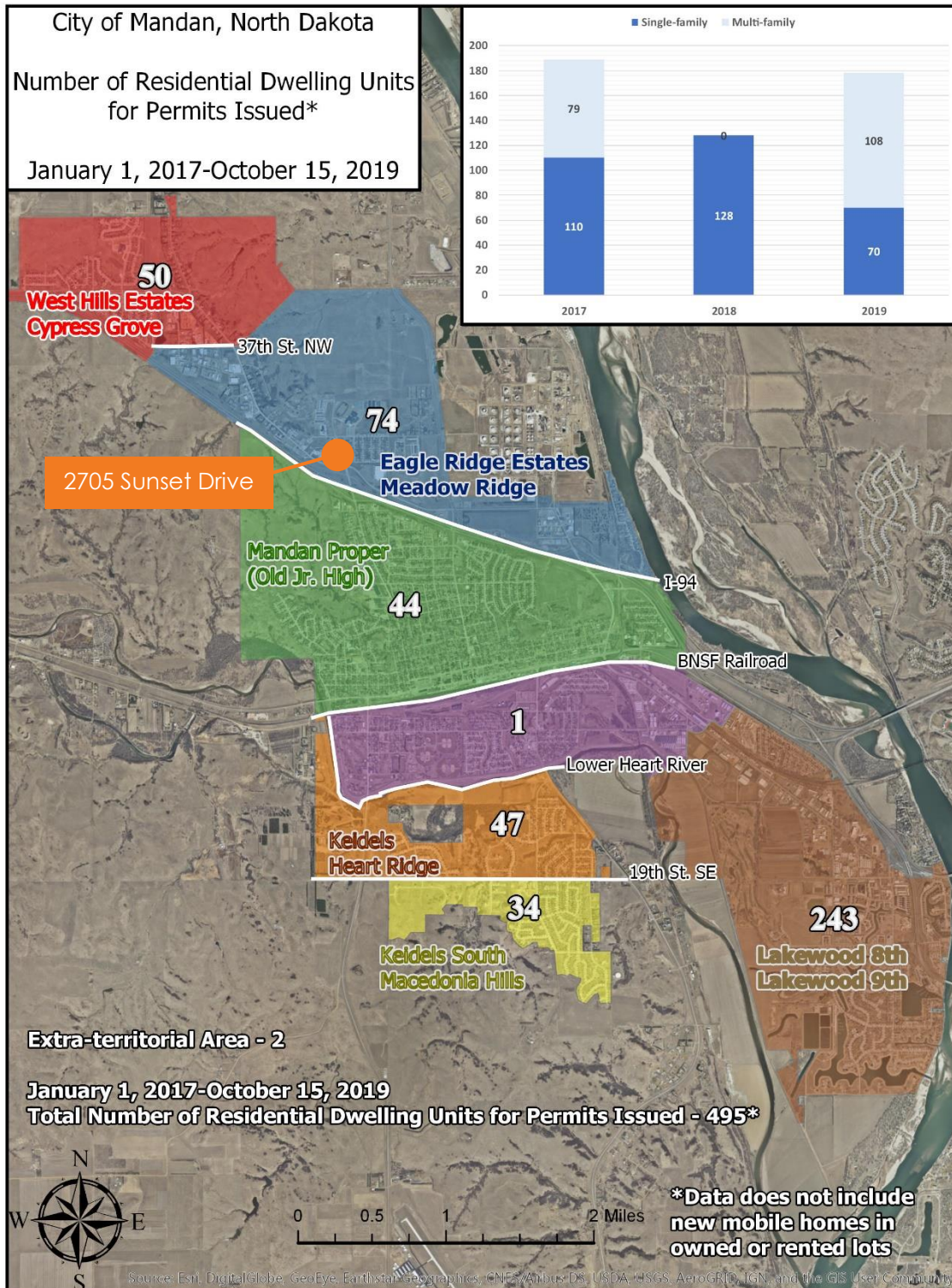












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