

RETAIL FOR SALE

4524 MEMORIAL HIGHWAY | MANDAN, ND





OFFERING SUMMARY

Sale Price:	\$675,000
Building Size:	13,242 SF
Available SF:	
Year Built:	2018
Zoning:	CC - Commercial/Light Industrial Transition
Market:	Mandan

PROPERTY OVERVIEW

This is your chance to own your professional / retail business condo. This space is located in Phase II of a multi-tenant professional/retail center on Memorial Highway. This high-traffic count location has a drive time of 10 minutes from 75% of the total population of Bismarck-Mandan.

PROPERTY HIGHLIGHTS

- Suite can be customized to meet your square footage needs
- Great visibility
- High traffic
- Great building signage opportunity
- National and local co-tenants
- Taxes (2020): \$ 40,235.92
- Specials: Installment: \$485.22 / Balance: \$106.88

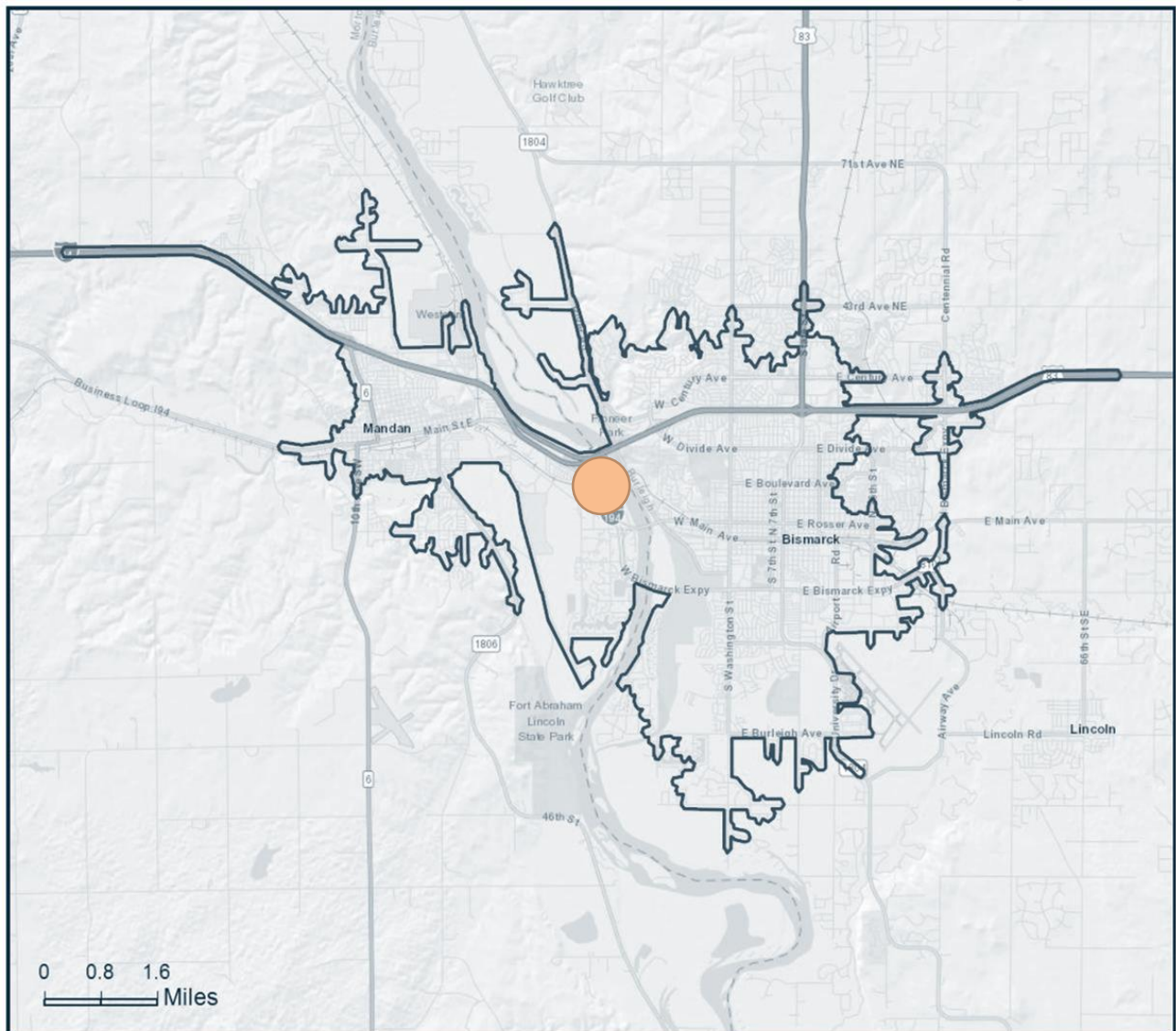


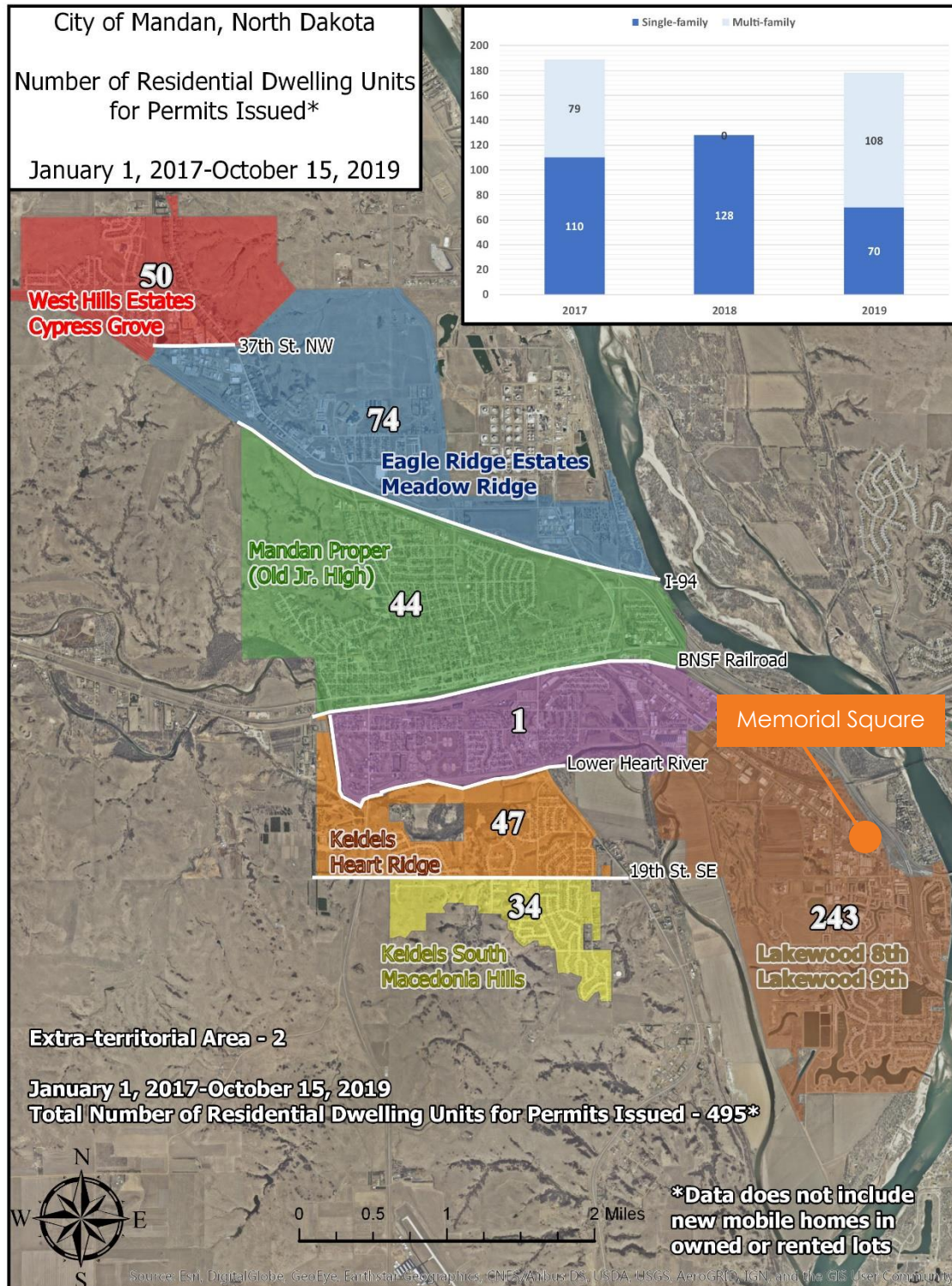


BISMARCK-MANDAN DRIVE TIME



75% of the market population is within
a **10-minute drive** of this property.





BUILDING RELATIONSHIPS. BUILDING THE COMMUNITY.™



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