

# RETAIL FOR LEASE

819 E CENTURY AVE | BISMARCK, ND





## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,500 SF
Available SF:	
Zoning:	CG
Market:	Bismarck

## PROPERTY OVERVIEW

Retail/professional building to be remodeled into three suites. Suite 2 and Suite 3 will have Century Ave visibility. Landlord will provide shell condition. Suites 2 & 3 can be leased individually at 1,250 sf each or as a single space at 2,500 sf. Suite 1 to be occupied by Miracle Ear. NNN estimated at \$4.75 psf.

## PROPERTY HIGHLIGHTS

- High visibility area
- High traffic count
- Excellent signage
- Future remodel
- Large windows
- Adequate off-street parking
- Shell conditions provided by landlord TBD
- Easy access to Century Ave

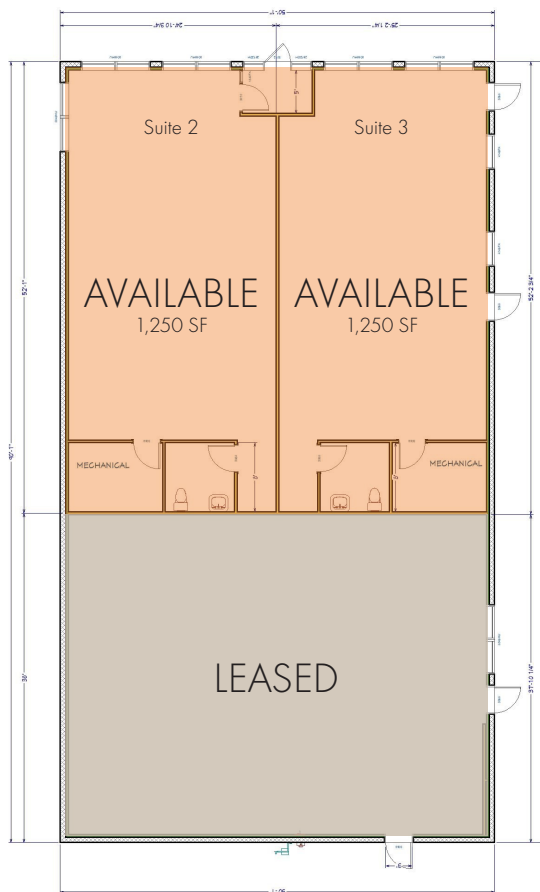
## SPACES

## LEASE RATE

## SPACE SIZE

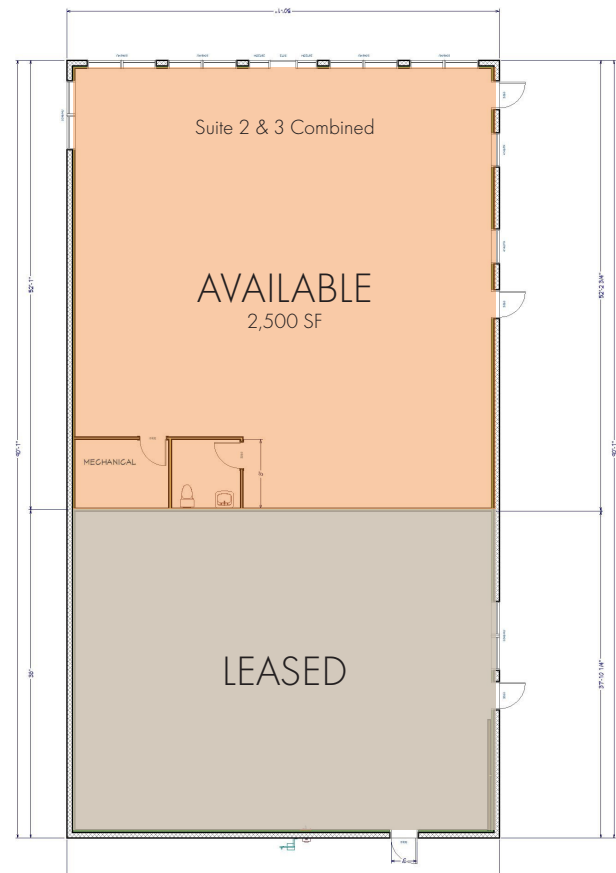


**E Century Ave**



2 spaces (1,250 SF each)

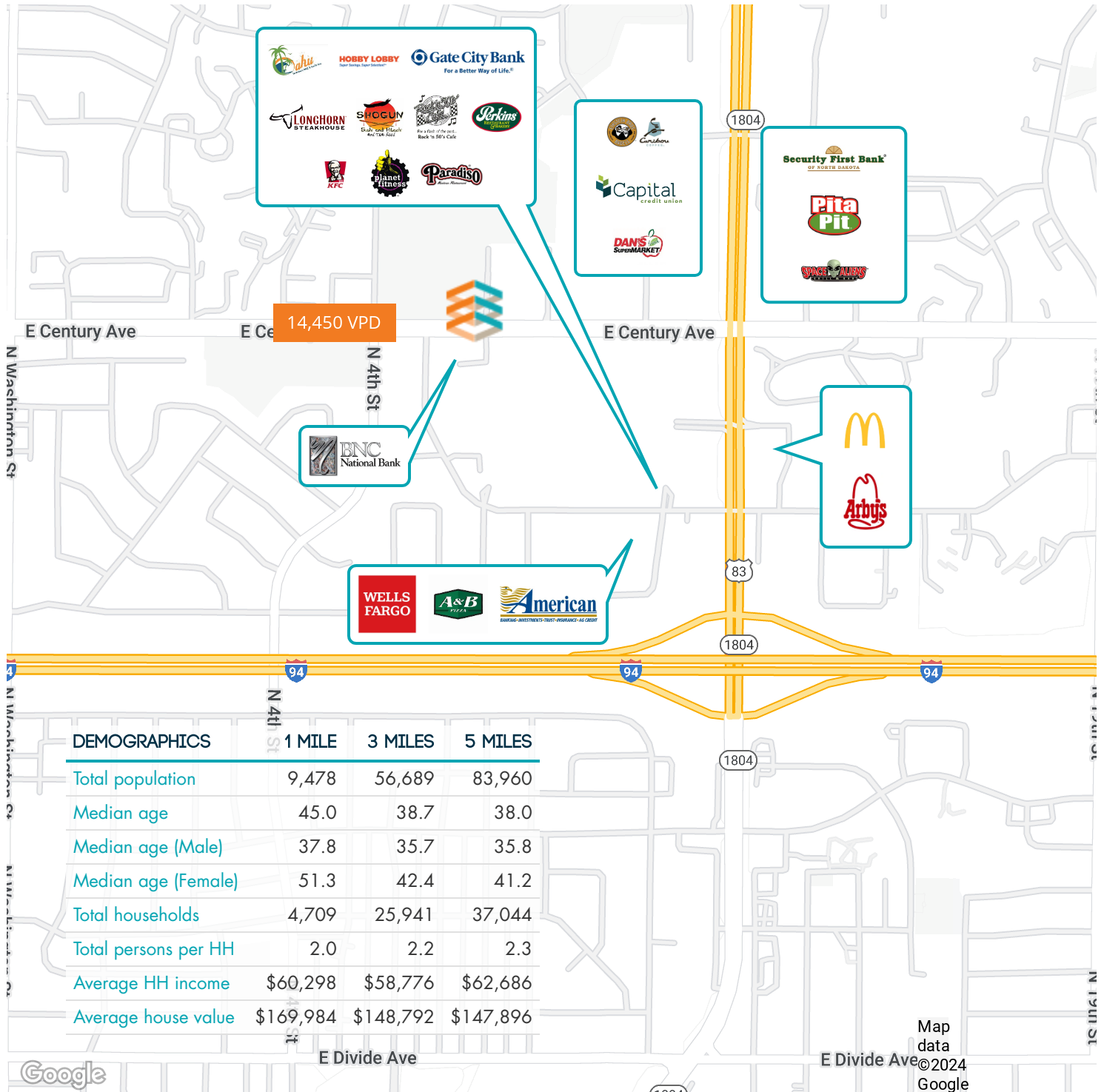
OR



1 space (2,500 SF)

\*INTENDED FOR VISUAL PURPOSE ONLY

\*SOME DETAILS MAY NOT BE TO SCALE



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