

RETAIL FOR LEASE

124 N 4TH STREET | BISMARCK, ND



PROPERTY DESCRIPTION

Introducing a remarkable and uniquely designed commercial space in downtown Bismarck, offering excellent signage opportunities and exceptional visibility at the corner of Broadway & N. 4th Street. This space exudes charm and character with its historic features, including beautiful brick walls, exposed rafters, and elegant wood floors. Being a former restaurant, this space presents an incredible opportunity for those looking to establish a culinary destination in the heart of the city. Built in 1907, with some significant renovations throughout the years, don't miss the chance to be part of the downtown Bismarck scene in this extraordinary space!

PROPERTY HIGHLIGHTS

- Available Immediately
- Existing Restaurant / Bar Space
- High Ceilings
- Large Storefront Windows
- Potential Outside Patio Space in Summers on North Side of Building
- 2014 Renovation Included Fire Suppression Throughout Building
- Corner of Broadway and 4th Street
- 1 Block North of Main Ave
- Alley Access
- Taxes (2023): \$17,543.25 (Entire Building)
- Specials- Installments: \$565.93/ Balance: \$2,260.44

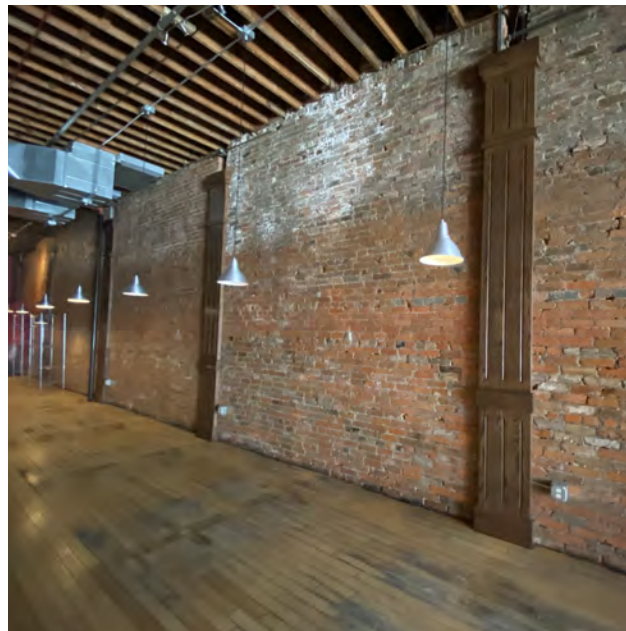
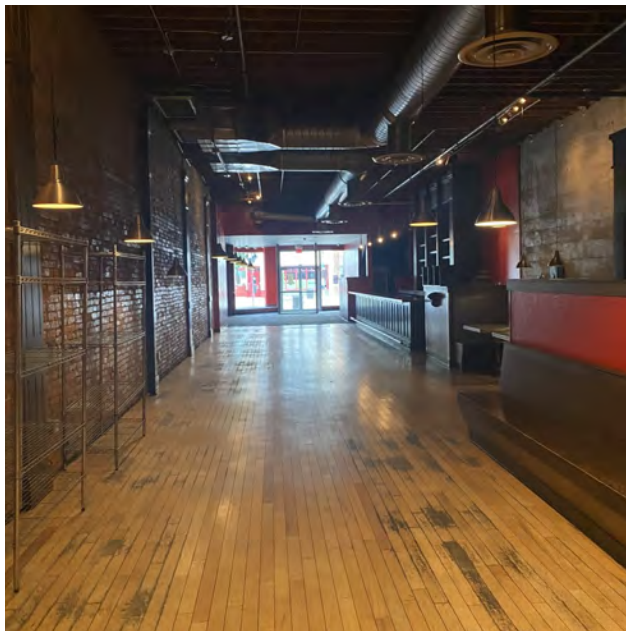


OFFERING SUMMARY

Lease Rate SF/Yr:	\$16.00 (NNN)
Lease Rate Monthly:	\$7,200 (NNN)
Available SF:	5,400 SF
Zoning:	DC
Tenant Responsibilities:	Proration of Real Estate Taxes, Building & Liability Insurance, Common Area Expenses, Utilities & Renter's Insurance
Landlord Responsibilities:	Structural Integrity of the Exterior Walls, Roof & Foundation

HIGHLIGHTS

- Custom bar, back bar, and all bar shelving
- Two sliding door beer coolers under/behind bar
- 3 ice bins, double sink behind the bar
- 2 server stations with shelving and no-touch hand-washing sinks
- Custom booth and Badman Design custom tables, wood benches in dining room
- Custom wine room with shelving
- Wired-in sound system/speakers
- Men's and women's restrooms
- Small manager's office with desks and file cabinets



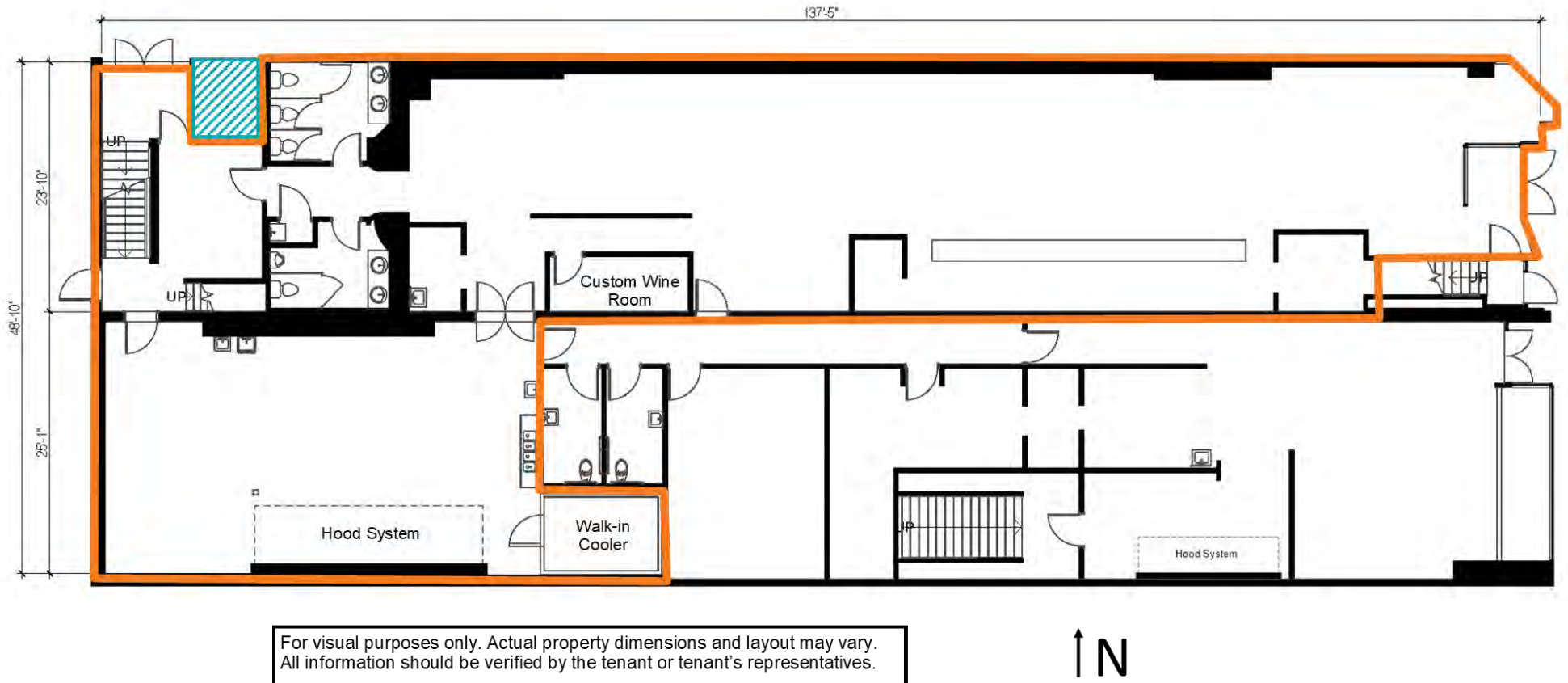


HIGHLIGHTS

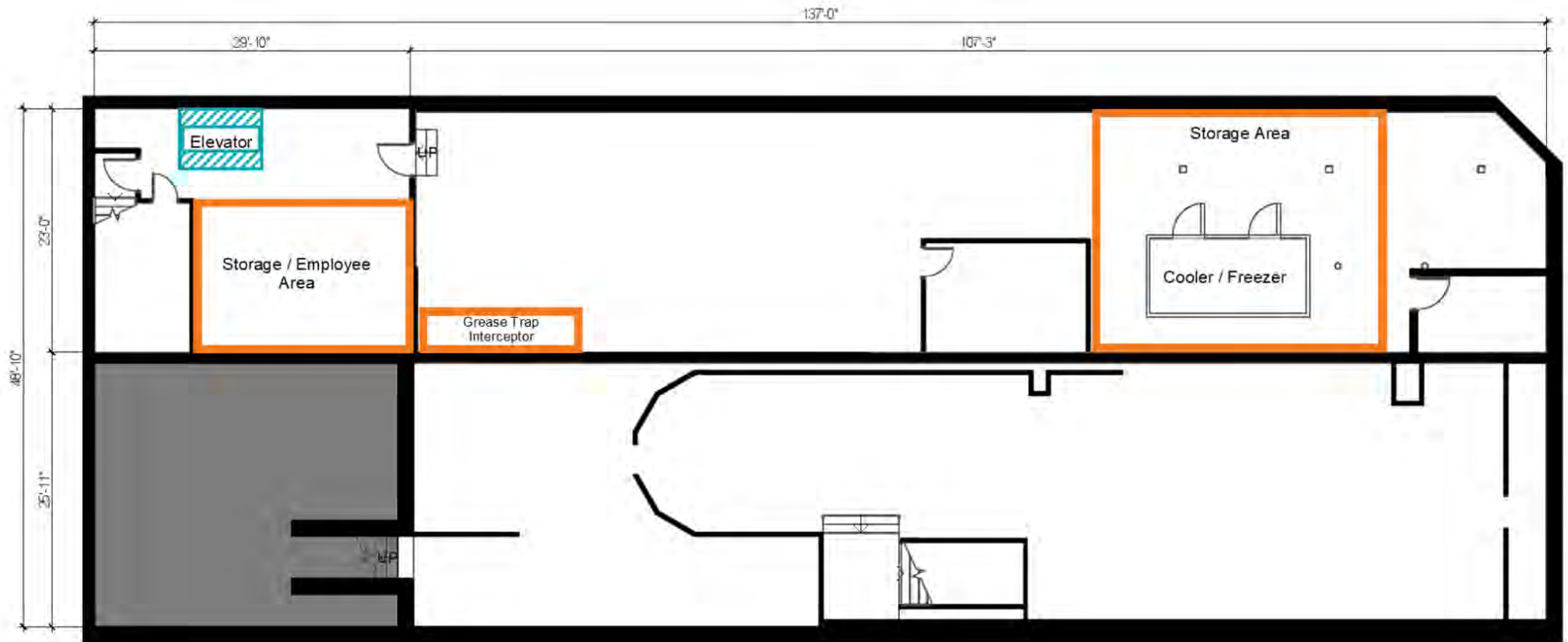
- Walk-in Cooler
- Wood-fired oven and chimney
- Hood system over cooking line
- Custom expo line and attached heat lamps
- Triple basin sink 2 no-touch hand-washing sinks
- Single sink
- Unimproved lower-level for staff lockers/storage area
- Basement with walk-in cooler with tap beer forced air system



MAIN LEVEL FLOOR PLAN

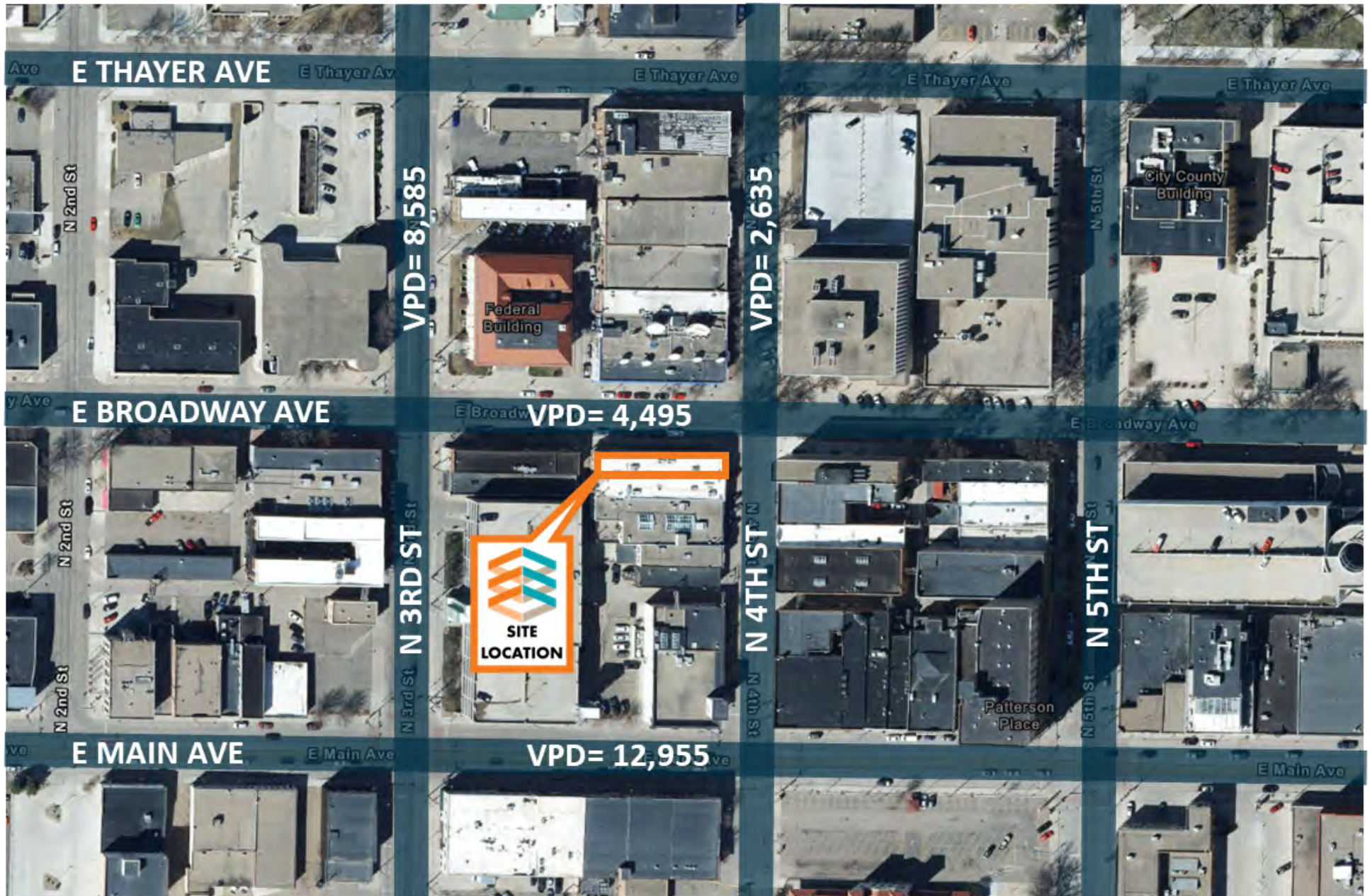


LOWER LEVEL FLOOR PLAN



For visual purposes only. Actual property dimensions and layout may vary.
All information should be verified by the tenant or tenant's representatives.







DOWNTOWN BISMARCK PARKING

MONTHLY AND HOURLY RATES

701-222-8954 FOR MORE INFO

THIRD & MAIN RAMP

- Monthly Rent Rates:
- Level 2 - Reserved \$75.00
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Nights: 4 PM to 4 AM \$26.00
- Hourly: \$1.50/hr or \$8/day



PARKADE: 6TH & BROADWAY

- Monthly Rent Rates:
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Nights: 4 PM to 4 AM \$26.00
- Hourly: \$1.50/hr or \$8/day



GALLERIA: 7TH & BROADWAY

- Monthly rent rate is \$64.00
- Hourly: \$1.50/hr or \$8/day

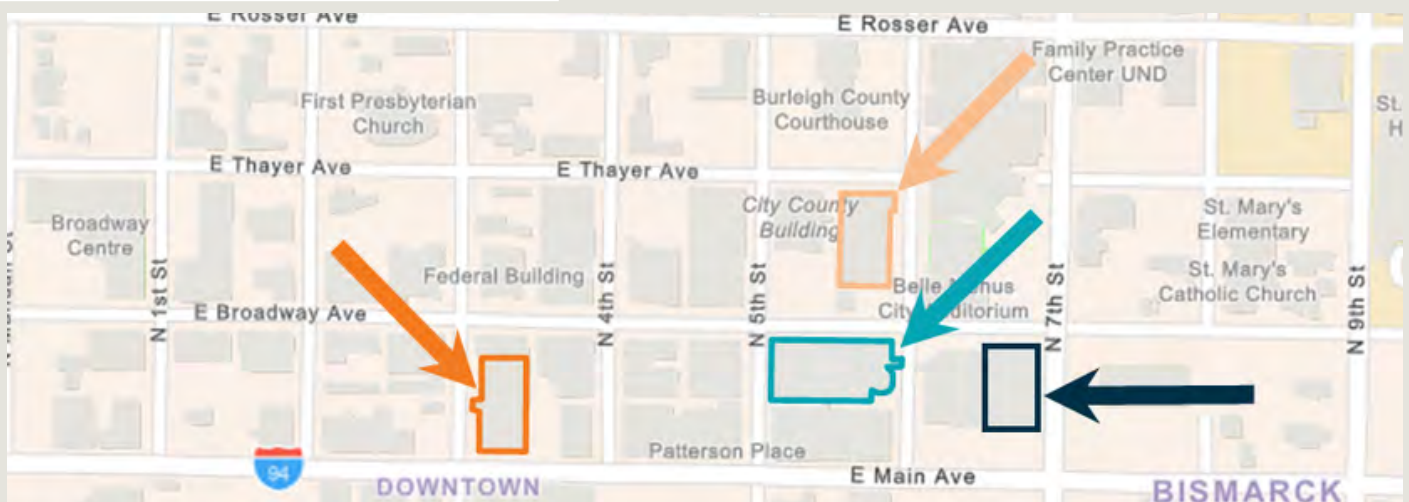


SIXTH & THAYER RAMP

- Monthly Rent Rates:
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Hourly: \$1.50/hr or \$8/day

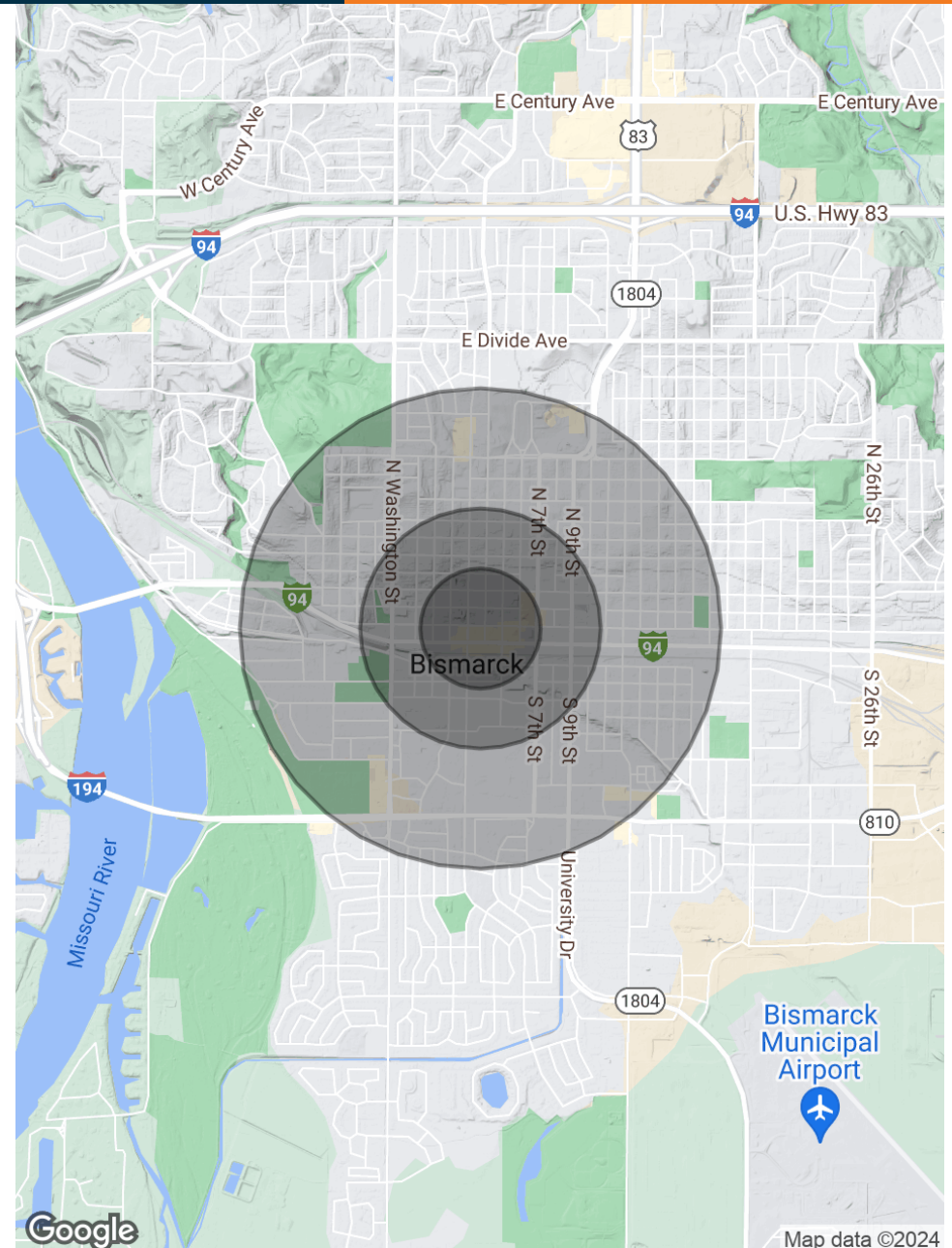


Please visit the Parkade office, 114 N. 6th Street, to sign up for monthly parking. www.bismarckparkingauthority.com



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	657	2,819	10,288
Average Age	32.9	34.0	37.4
Average Age (Male)	32.1	32.6	35.7
Average Age (Female)	44.1	41.9	42.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	497	1,745	5,750
# of Persons per HH	1.3	1.6	1.8
Average HH Income	\$29,184	\$42,987	\$54,272
Average House Value	\$111,011	\$137,536	\$178,783

* Demographic data derived from 2020 ACS - US Census





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