



SPACE AVAILABLE:

119 N 4th St | 3,683 SF
121 N 4th St | 6,500 SF

PRICE:

\$849,000.00

HIGHLIGHTS:

- Excellent investment opportunity to own your own building in Downtown Bismarck.
- Current Main Floor tenant in 1/2 the property
- The 2nd Floor lends itself to a variety of uses being a shelled space, and is ready for a Tenant or Owners custom plans.
- Vacant main floor is ready for a new tenant or owner
- Alley Access to small private parking lot
- Next to many downtown businesses such as Hi Honey Salon, Brickhouse Bakery, KFVR Studio, KLJ, and more!



Scott Ritter

Broker Associate | Partner
Commercial Realtor®

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424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

119 N 4th Street, Bismarck

PID#: 0001-048-055

LEGAL DESCRIPTION: ORIGINAL PLAT Block: 48 LOT 22

BUILDING SIZE: 3,683 SF

LOT SIZE: 3,500 SF

ZONING: DC - Core Zoning District

YEAR BUILT: 1902

2023 TAXES: \$4,433.85

SPECIAL ASSESSMENTS: \$477.20 Installment; \$4,294.83 Remaining Balance

121 N 4th Street, Bismarck

PID#: 0001-048-060

LEGAL DESCRIPTION: ORIGINAL PLAT Block: 48 LOT 23

BUILDING SIZE: 6,500 SF

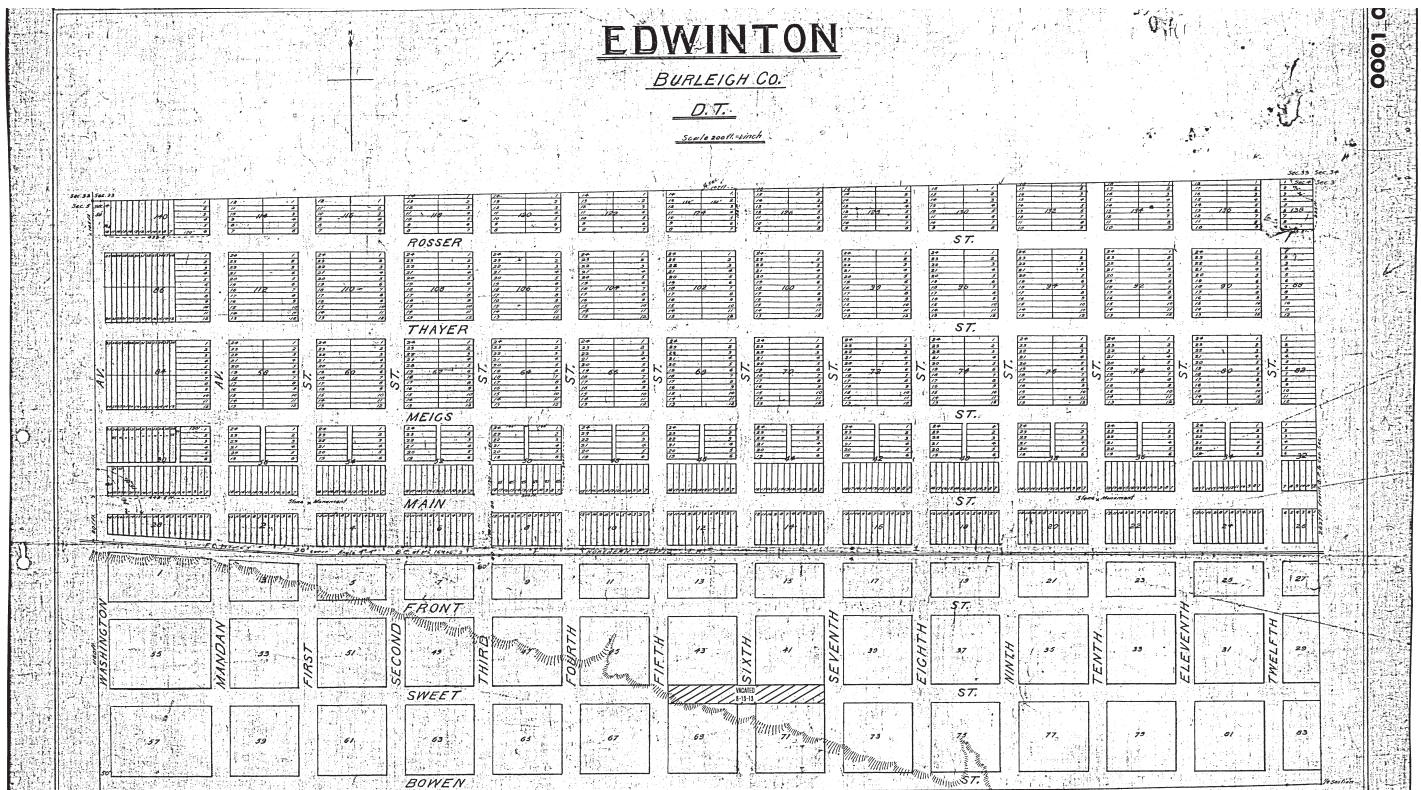
LOT SIZE: 3,500 SF

ZONING: DC - Core Zoning District

YEAR BUILT: 1902

2023 TAXES: \$6,117.75

SPECIAL ASSESSMENTS: \$477.20 Installment; \$4,294.83 Remaining Balance



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PROPERTY PHOTOS



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DOWNTOWN PARKING HOURLY & MONTHLY RATES



THIRD & MAIN RAMP

Monthly Rent Rate:

- 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/hour or \$8/day

SIXTH & THAYER RAMP

Monthly Rent Rate:

- Covered Parking - \$64.00
- Roof-top Parking - \$40.00

Hourly: \$1.50/hour or \$8/day



PARKADE: 6TH & BROADWAY

Monthly Rent Rate:

- Covered Parking - \$64.00
- Roof-Top Parking - \$40.00

Nights: 4 pm to 4 am - \$26.00

Hourly: \$1.50/hour or \$8/day



GALLERIA: 7TH & BROADWAY

Monthly Rent Rate: \$64.00
Hourly: \$1.50/hour or \$8/day



LOCATION MAP



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