



DOWNTOWN BISMARCK
GULCH BLOCK COMPLEX
510 E MAIN AVENUE, BISMARCK

FOR SALE

SCOTT RITTER

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PROPERTY OFFERINGS

GULCH BLOCK
510 E MAIN AVE, BISMARCK



Aspen Group LLP is pleased to offer, to qualified owner-user/investors, the opportunity to purchase Gulch Block Complex. The site is located at 510 East Main Avenue in Bismarck, ND.

The subject property is a 4-story, 29,064 SF mixed-use development built in 2012 and ideally situated on one of Bismarck's busiest thoroughfares.

BUILDING SIZE: 29,064 SF

INVESTMENT: \$4,950,000.00

For more information about this dynamic commercial opportunity, please contact:

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INVESTMENT HIGHLIGHTS

GULCH BLOCK
510 E MAIN AVE, BISMARCK

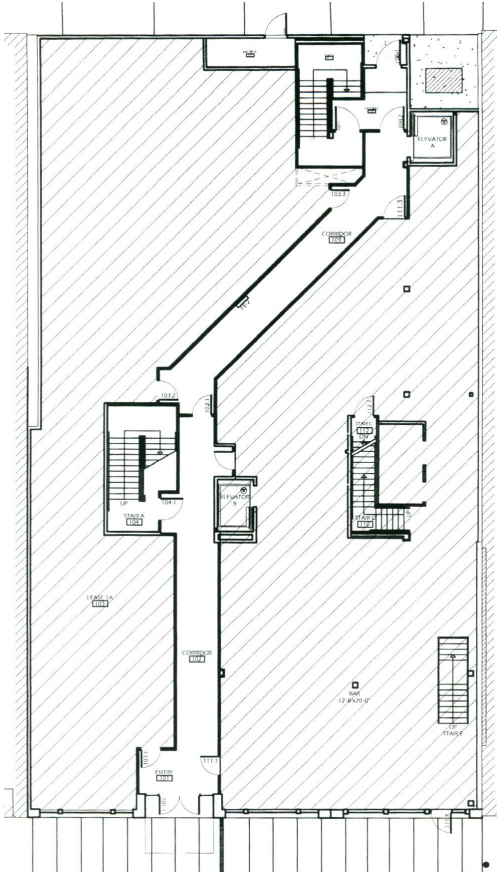


- Excellent opportunity in the Heart of Downtown Bismarck for a commercial investor or a retail | office owner-occupant.
- This brick 4-story, multi-tenant offering has a dynamic tenant mix with stable cash flow and great leasing potential.
- Downtown is the City's center for business, finance, government, arts, culture and historic architecture.
- Connected to The Parkade Parking Ramp that is owned/operated by The City of Bismarck

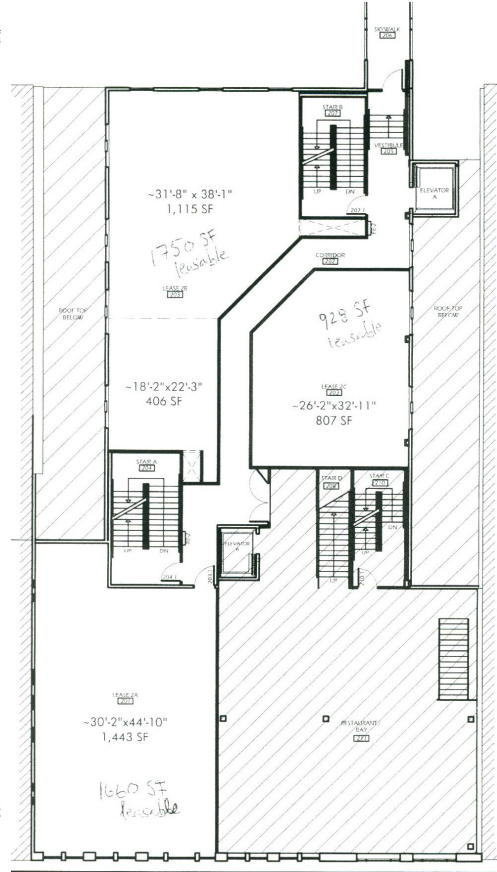
FLOOR DRAWINGS

GULCH BLOCK
510 E MAIN AVE, BISMARCK

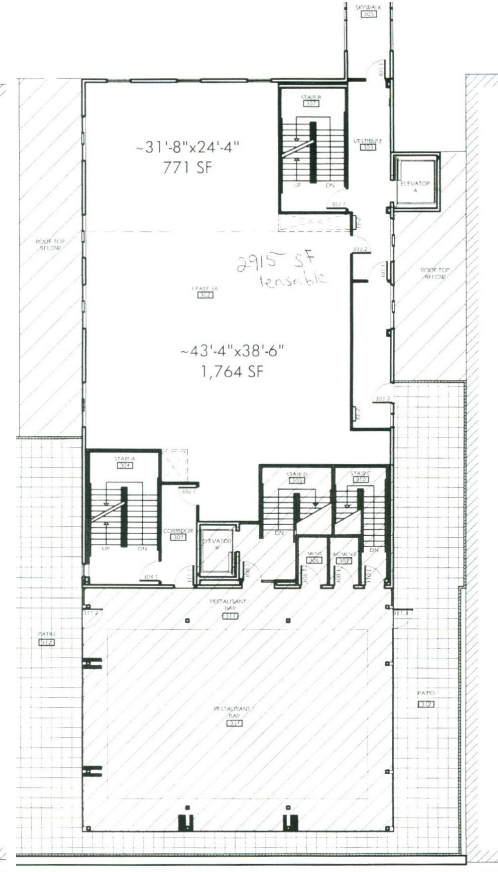
FIRST FLOOR



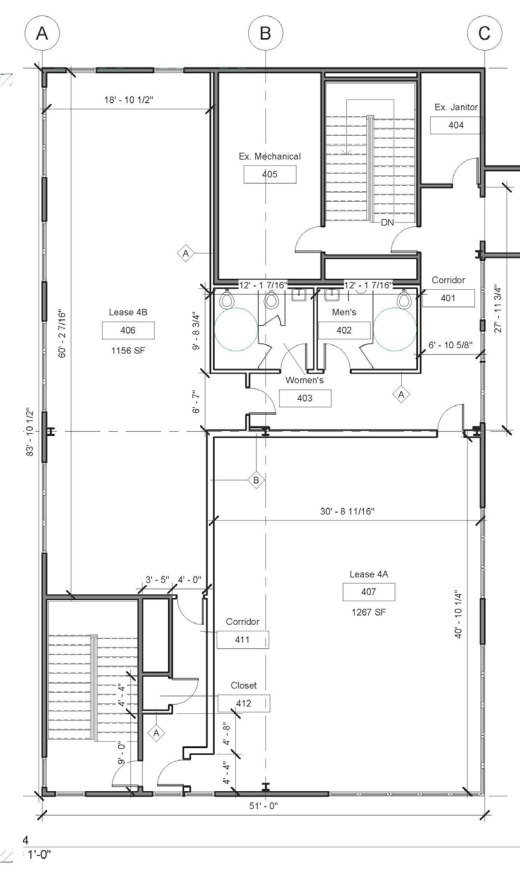
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



**** 4th Floor is demised into two spaces with a common hallway and two ADA restrooms**

PROPERTY SUMMARY

GULCH BLOCK
510 E MAIN AVE, BISMARCK

Join Vibrant Downtown Bismarck!

- Gulch Block is located in the heart of downtown and in close proximity to a wide variety of eateries and nightlife, entertainment, boutique shopping, professional services, hotels, future residential and parking ramps.
- This street-front property has exceptional exposure along Main Avenue with high pedestrian and vehicle traffic, with an abundance of walkable amenities surrounding the building.
- This mixed-use site boasts a designer menswear shop, fine Indian restaurant, high-end aesthetic clinic, office space, speakeasy-style craft cocktail bar, casino and gaming lounge, and year-round heated rooftop patio bar (with one-of-a-kind retractable roof) showcasing amazing views of downtown.
- Main Avenue is a principal arterial roadway through the city with traffic counts of 14,500 VPD (2016).

PROPERTY NAME:	Gulch Block	2023 TAXES:	\$42,877.52
LOCATION:	508/510 E Main Avenue	SPECIAL ASSESSMENTS:	None at this time
PID#:	0001-046-015	TENANCY:	Multi
LEGAL DESCRIPTION:	ORIGINAL PLAT Block: 46 LOTS 13 - 15	ELEVATOR:	Yes
ZONING:	DC - Downtown Core	RESTROOMS:	Common Area Restrooms
YEAR BUILT:	2012	CONSTRUCTION:	Brick Veneer, Block, Steel
BUILDING SIZE:	29,064 SF (GBA)	HVAC:	Combination FHA-AC
LOT SIZE:	9,750 SF (75' x 130')	SPRINKLER SYSTEM:	Exposed Wet
FLOORS:	4	PARKING:	Street Parking + Attached Parking Garage

JOIN DOWNTOWN BISMARCK

GULCH BLOCK
510 E MAIN AVE, BISMARCK

Food & Drink

Amina Cucina
Bistro 1100
Blarney Stone Pub
Brick Oven Bakery
Broadway Grill & Tavern
Burger Time
Butterhorn
Coffee Break
Craftcade
Dairy Queen
Elbow Room
Fireflour Pizzeria
Gideon's Brewing Company
Jimmy V's
JL Beers
India Clay Oven
LUFT
McDonalds
NoodleZip
Peacock Alley
Pirogue Grille
Roundhouse Gastro Pub
Terra Nomad
Lucky 13 Pub
Walrus Restaurant

Shopping/Retail

Bismarck Antique Mall
Blink Eyewear
Boutique 23
Bridal N' More
Brides on a Dime
Crabapple Floral
Desirae's Makeup & Beauty Lounge
Dakota Nuts-N-Candy
Fleck's Furniture & Appliance
Halberstadt's ND
Hiccups
J & R Vacuum & Sewing
Kokkeler's Jewelry
lula b. boutique
Luna Nox Boutique
Modern Eyes
Punky's Bath & Gift Shop
Red Wing Shoes
Seeds of Hope Thrift Store
Spaces
Stella's
Terry's Health Products
Walker's n' Daughters Jewelers
Westley's Jewelry
Yellow Stitch Boutique
Your Own Two Wings Boutique
Zimmerman's Furniture

Banking/Financial

American Bank Center
Ameriprise Financial
BNC National Bank
Capital Credit Union
Country Financial
First Western Bank & Trust
Gate City Bank
Kirkwood Bank & Trust
Starion Bank
US Bank
Vue Community Credit Union
Wells Fargo

Health/Medical

Active Life Chiropractic
Bismarck-Burleigh Public Health
CHI St. Alexius Hospital
CHI St. Alexius Urgent Care
Dakota Eye Institute
Dakota Pharmacy
Mid Dakota Clinic
Prairie Rose Family Dentists
Proximal50
Sanford Health
Smiles By Design

Professional Services

Alchemist Tattoo
The Barber's Wife
Black Sheep Tattoo
Bombshell Salon
Broadway Centre Spa & Salon
Derma Care Clinic
Glance Salon & Spa
Hi Honey Salon
Pure Skin Aesthetic & Laser Center
Rejuvenation Place

Community/Recreation

Belle Mehus Auditorium
Bismarck Municipal Ball Park
Bismarck Art & Galleries Association
Bismarck Event Center
Bismarck Veterans Mem. Public Library
The Capital Gallery
Custer Park
Dakota Stage Ltd.
Elks Aquatic Center
Peace Park
World War Memorial Building

BUILDING TENANTS

GULCH BLOCK
510 E MAIN AVE, BISMARCK

LÜFT

510.2

five ten point two



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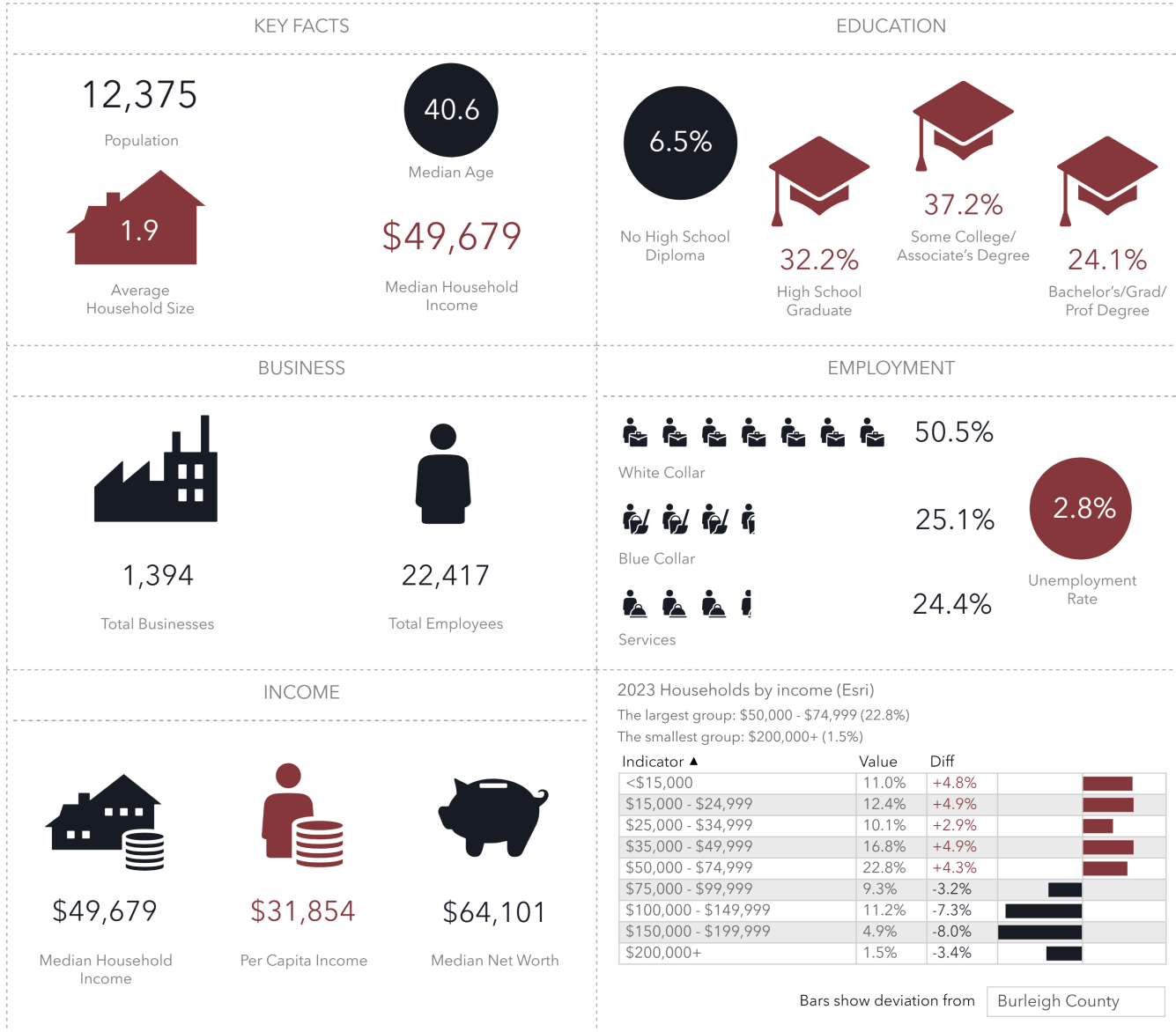
EXPERIENCE DOWNTOWN



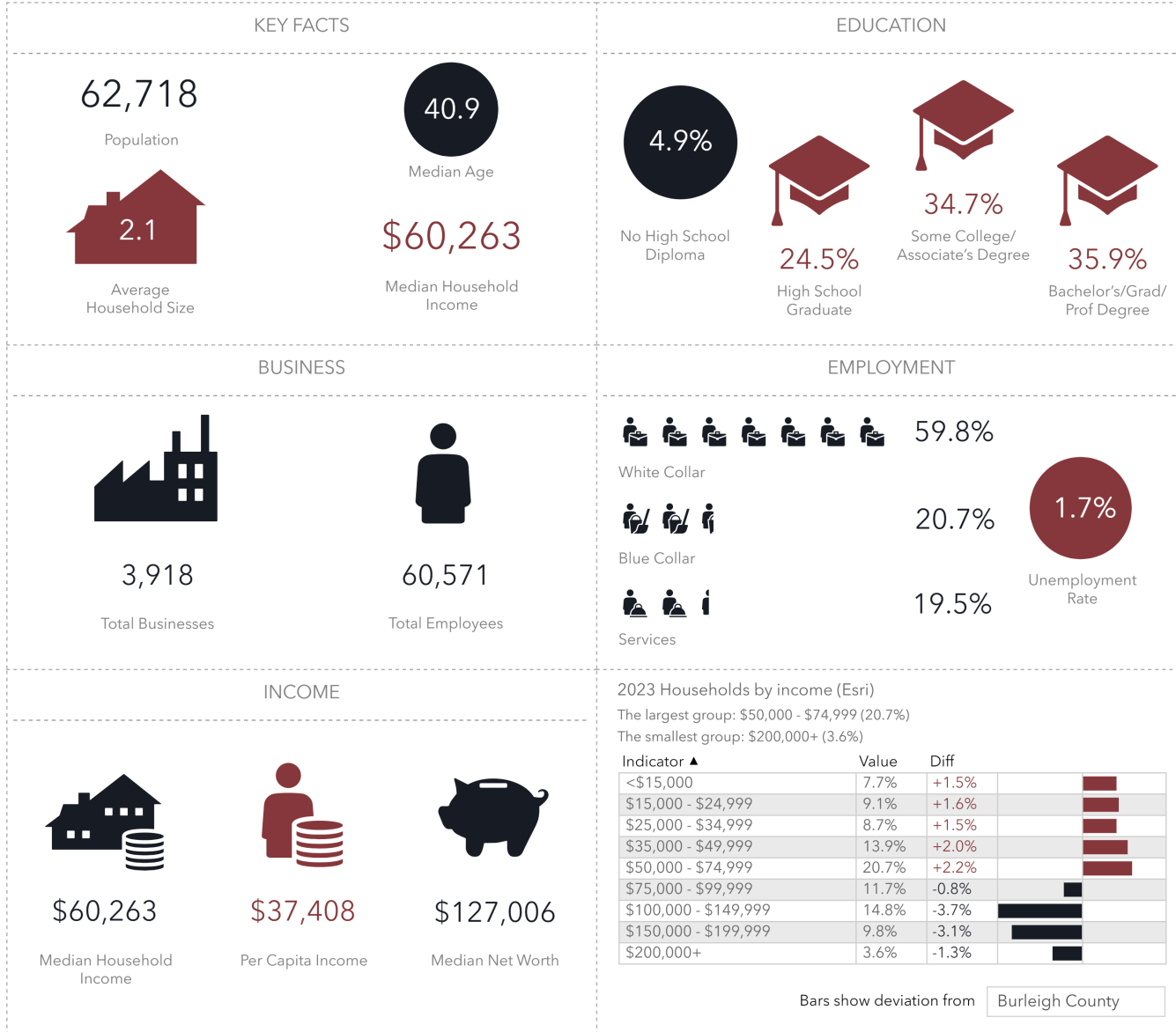
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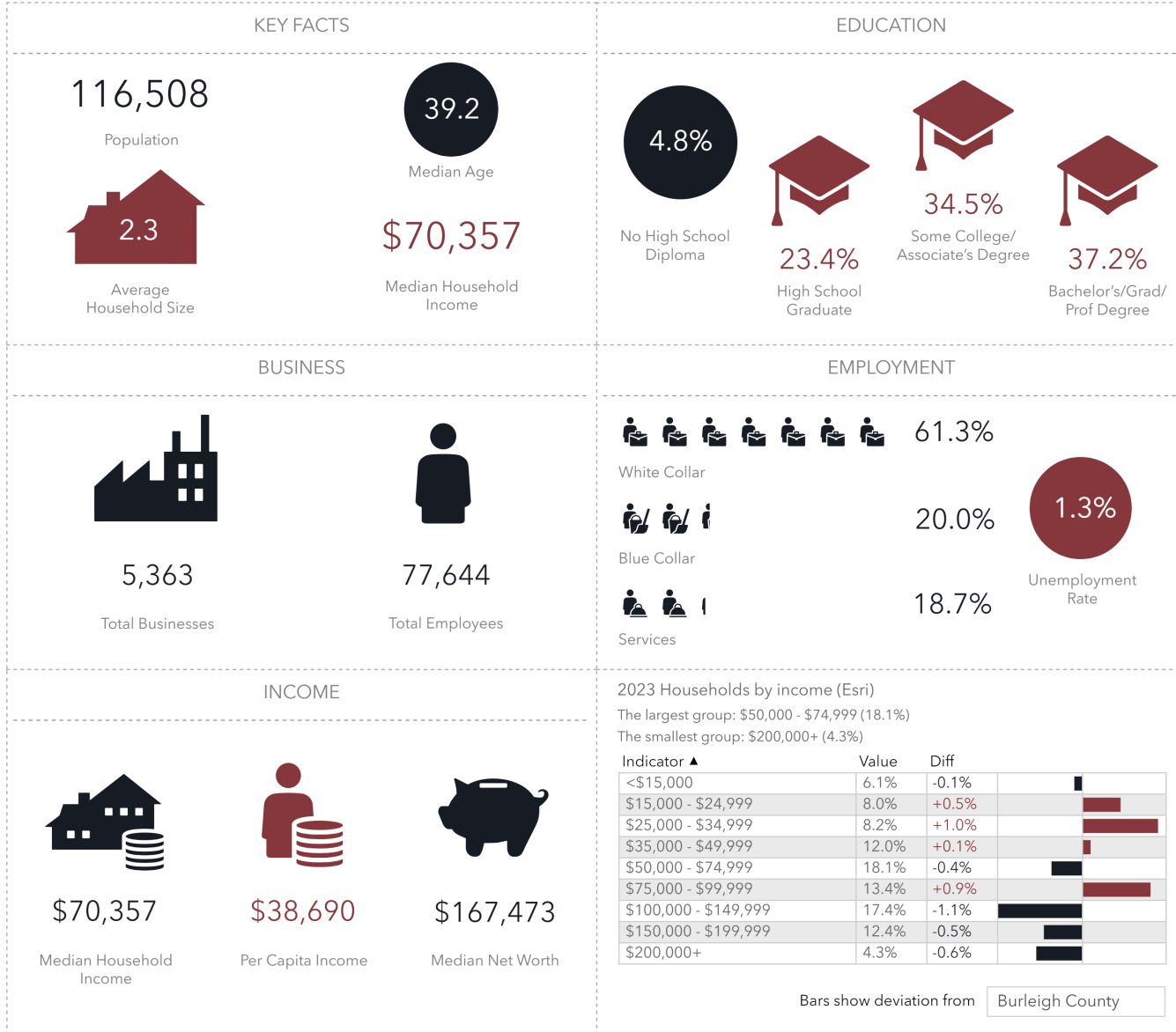




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LOCAL LINKS

GULCH BLOCK
510 E MAIN AVE, BISMARCK

Bismarck Downtowners Association
DOWNTOWNBISMARCK.COM



Bismarck, ND Official Website
BISMARCKND.GOV



Bismarck Mandan Chamber EDC
BISMARCKMANDAN.COM



Bismarck Parking Authority
BISMARCKPARKINGAUTHORITY.COM

Bismarck-Mandan CVB
NOBOUNDARIESND.COM



Bismarck Airport
BISMARCKAIRPORT.COM



Bismarck Parks & Rec
BISPARKS.ORG



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