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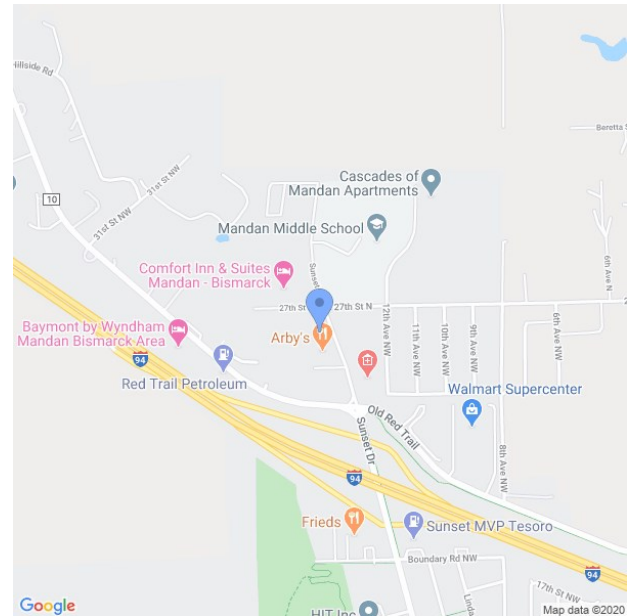


[Multiple Spaces] North Mandan Retail Center



2705 SUNSET DR., MANDAN, NORTH DAKOTA 58554

COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$21.00 /SQFT NNN**
ZONING **COMMERCIAL**
BLDG TYPE **MULTI-TENANT**
YEAR BUILT **2019**
STORIES **1**
VACANCY **50%**

GROSS BLDG **5,600 SQFT**
TOTAL AVAIL **2,500 SQFT**
AVAIL **1,250 TO 0 SQFT**
CONTIG SPACE **2,500 SQFT**
CEILING HEIGHT **14.0 FT**
MARKET **MANDAN**
SUB-MARKET **NORTHWEST MANDAN**

- High Visibility • Great Building Signage Opportunity • Restricted use Includes Coffee and Shakes
- Min 5 Year Term • Onsite Parking • Subject to Recorded Easements Covenants and Restrictions
- Request Landlord Shell Conditions • PID#: 65-0171098

Opportunity to lease the remaining 2,500 sf space or the space can be divided into (2) 1,250 sf spaces. This is a great place for your business to expand or for a start-up in Northwest Mandan. This multi-tenant retail/professional service center provides several amenities. Co-tenant includes a drive through coffee shop. Tenant estimated NNN cost \$4.50 psf.

Located off Interstate 94 and Exit 152 next to Arby's, near Wal-Mart

 2 Spaces



TYPE: **STRIP CENTER**

AVAILABLE: 1,250 SqFt

LEASE RATE: \$21.00_{NNN}

MIN DIVISIBLE: 1,250 SqFt

MAX CONTIGUOUS: 2,500 SqFt

Space can be combined with adjacent suite for a total of 2500sf. Please request landlord shell conditions



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