

!!Signature Property !!  
Logan's On 3rd  
120 N. 3rd St.  
Bismarck, ND



Don't miss this opportunity  
To own one of Bismarck's  
Finest properties!

Contact:

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[BismarckRealtyCo.com](http://BismarckRealtyCo.com)



Open - Sunlit

Atmosphere

Handicap Accessible

Glass Elevator

Open Entry Courts  
Quality Rich Finishes

Architectural

Styling





Creative Entries  
Spacious Hallways  
Great  
Tenant Identity

Lower Level has  
-Daylight-  
Open Spaces



Property Information  
Logan's on 3<sup>rd</sup>  
120 N. 3<sup>rd</sup> St.  
Bismarck, ND

Logan's on 3<sup>rd</sup> has been a premier office property in downtown Bismarck since it was re-constructed in 1985. The open, sunlit atmosphere provides quality space for a Café and the many office tenants that surround it. The atmosphere, comfort and quality of finish have secured a very high rate of occupancy for the ownership since 1985. The owners have done a superb job of maintaining and updating the property. The ownership's interests have changed over the years and they are proud to now offer this investment to the Bismarck market.

Property Details:

Building Size:           Main floor –    9,448 sq. ft.  
                                  2<sup>nd</sup> floor -       8,555 sq. ft.  
                                  Lower Level- 10,032 sq. ft.  
                                  Total            28,035 sq. ft.

Land Size:                75" X 140'     10,500 sq. ft.

Year Built:               1985

Net useable  
leased to Tenants:     18,336 sq. ft.

Additional Useable:     704 sq. ft. – Lower Level conference / meeting room

Current Occupancy:    100% (Conference room could be rented)

Real Estate Taxes:     \$16,770.61 (2004- after discount)

Special Assessments    \$25.62

Investment  
\$1,100,000

**Complete Financial Information**

**Income and Expense information is available to  
Qualified Interested Parties**

**Please Contact:**

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