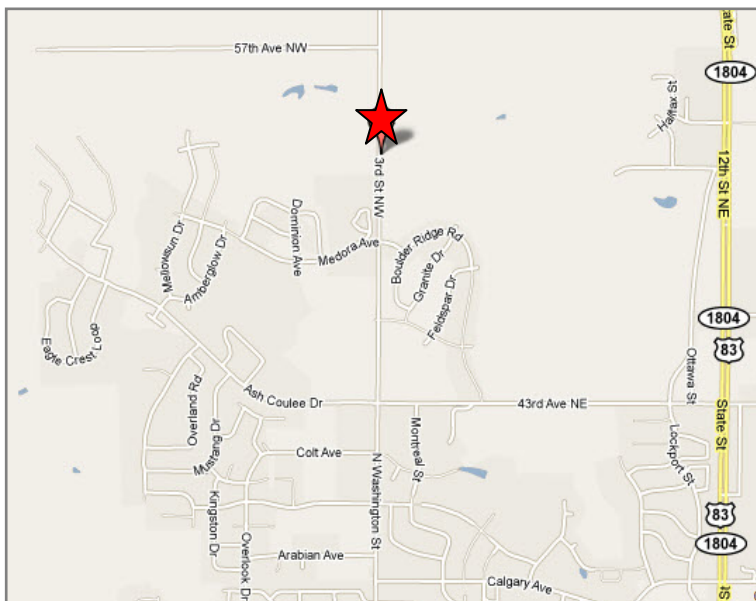


Property for Sale



DUEMELANDS
COMMERCIAL REAL ESTATE

Good Shepherd Lutheran Church North Campus • 4916 N. Washington, Bismarck, ND 58503



Property Highlights

- List Price: \$2,960,000
- Year Built: 2005
- Building Type: Professional
- Building Size: 16,844 sq ft
- Lot Size: 791,848 sq ft
- Zoning: RT Light Commercial
- Parking: 160-165 Spaces
- Excellent Visibility From 43rd Ave. & Washington St.
- Located in the NW Bismarck Area of New Home Growth
- Large Open Floor Plan, Both Levels



Building relationships since 1905
301 East Thayer Ave • Bismarck, ND 58501
phone 701.221.2222 • fax 701.221.2290
www.duemelands.com

April Eide
Senior Associate
direct 701.223.5863
april@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
direct 701.221.2100
aaron@duemelands.com

Property Potential Use

Good Shepherd North Campus



Possible Uses

- Religious Groups
- Youth/Family/Community Programs
- Learning Center
- Recreation Use Center
- Adult/Child Day Care Center
- Single/Multi-Tenant Office
- Expansion Land Available



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Property Details

Good Shepherd North Campus

Location:	4916 N. Washington St., Bismarck, ND 58503
Parcel ID:	1515-001-001
Legal Description:	Lot 1, Block 1, Good Shepherd North Addition
Building Size:	16,844 sq ft
Lot Size:	791,848 sq ft
Zoning:	RT Light Commercial
Parking:	160-165 Spaces
Year Built:	2005
2010 Estimated Taxes:	\$7,406
Specials:	\$111,412 Balance, \$15,483 Annual Installment
Mechanical:	Geothermal Ground Well System
Construction:	Block, Drivet, Brick
Building Attributes:	Large Windows Large Open Floor Plan on Upper & Lower Levels Acoustic Ceiling Elevator - ADA Accessible Future Expansion Area Kitchenette



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Interior Pictures

Good Shepherd North Campus



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Exterior Pictures

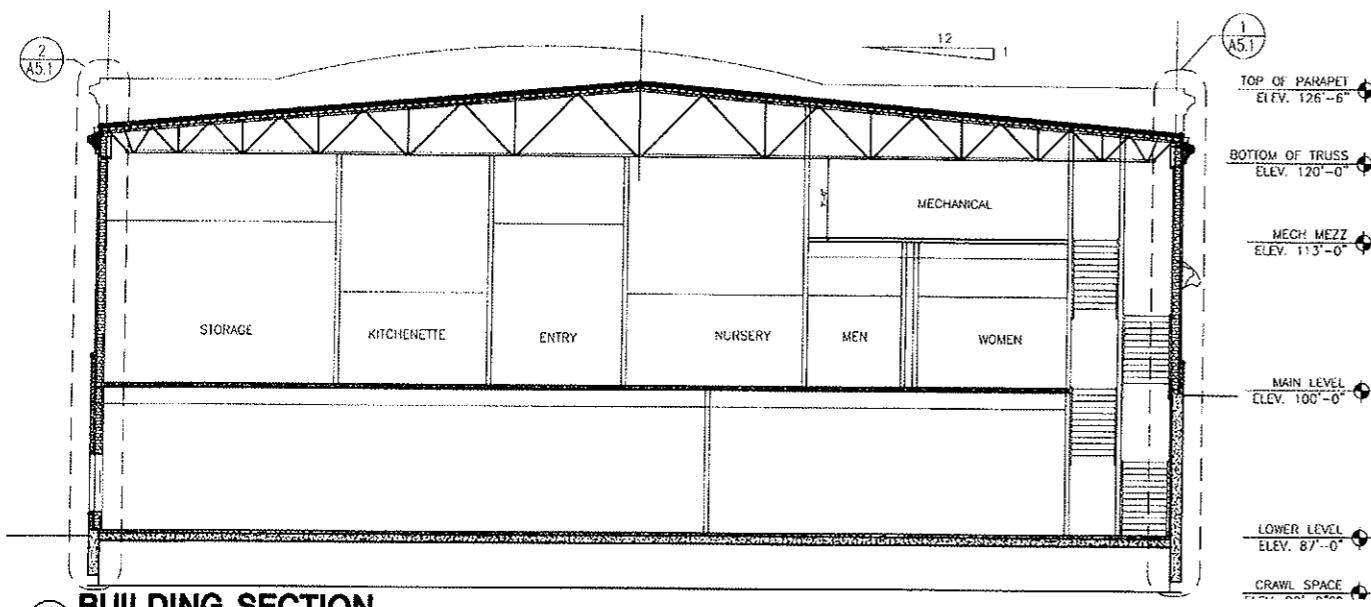
Good Shepherd North Campus



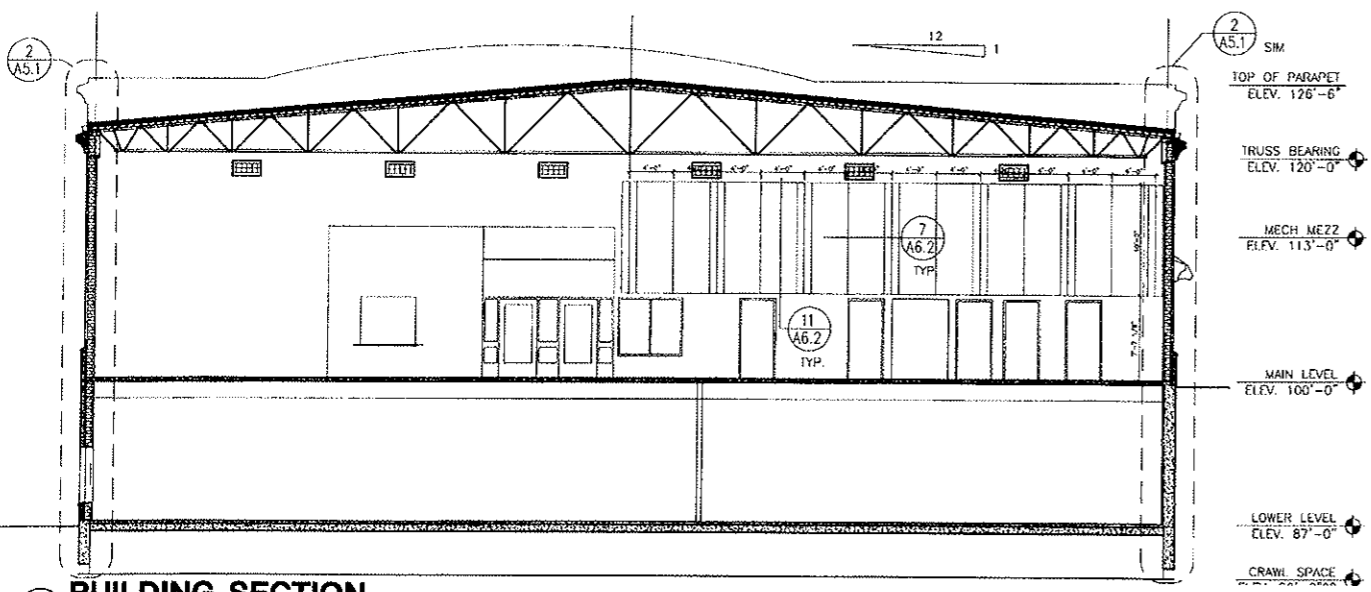
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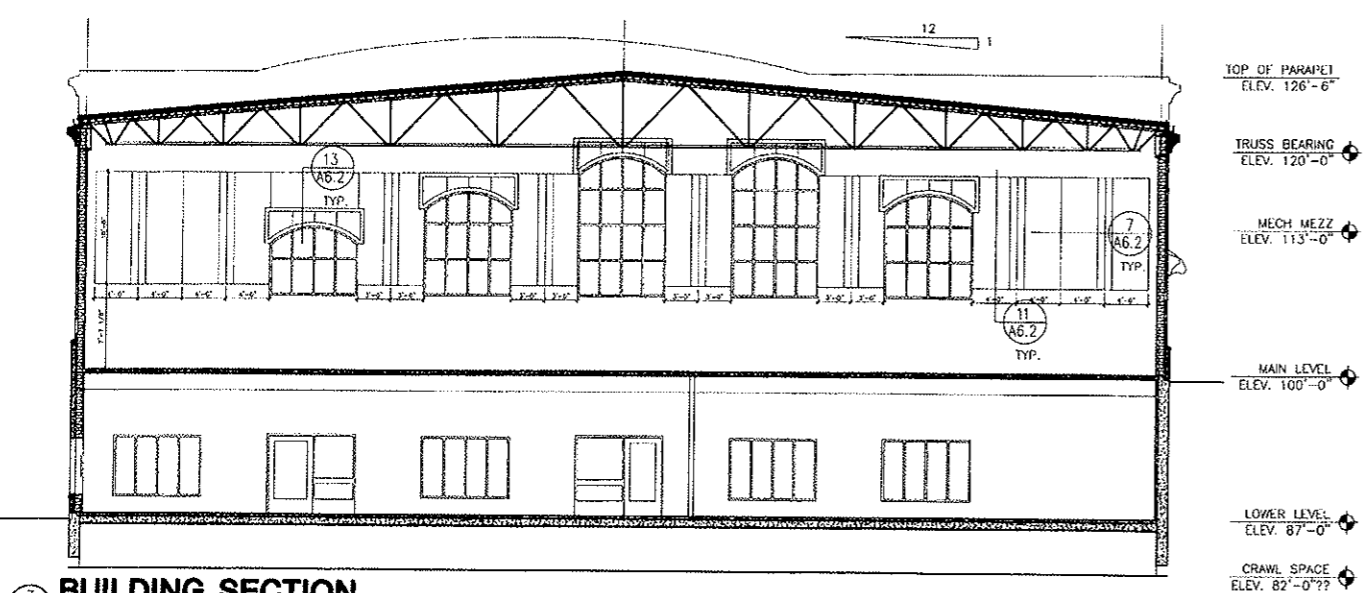
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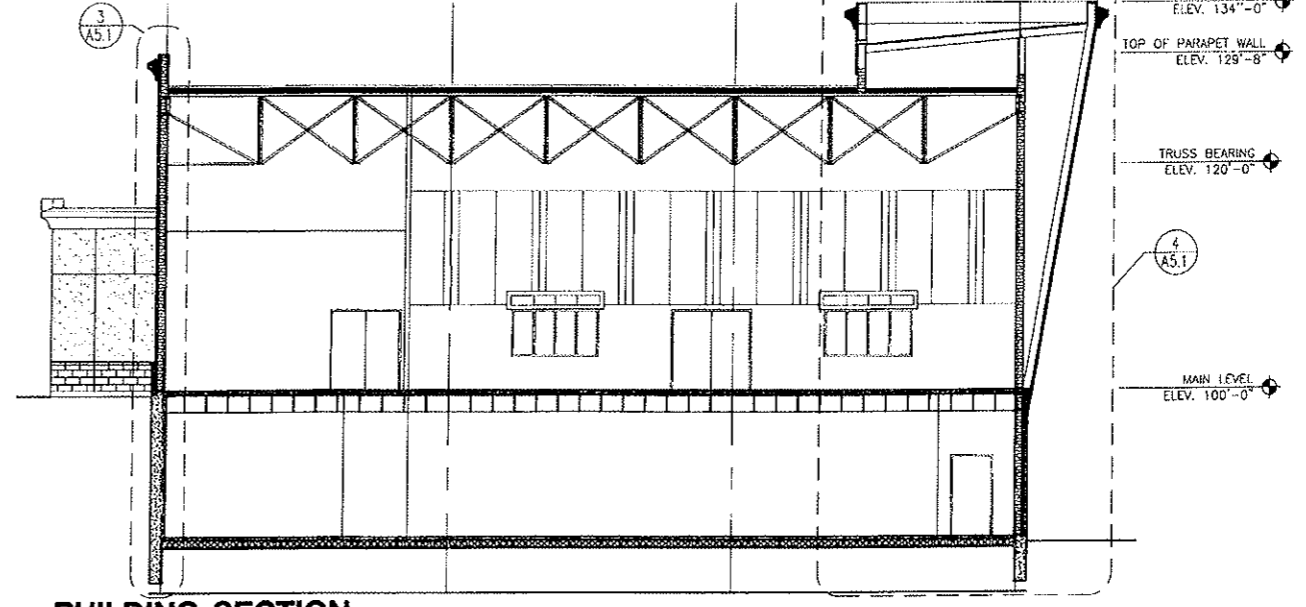
1 BUILDING SECTION
 SCALE: 1/8" = 1'-0"



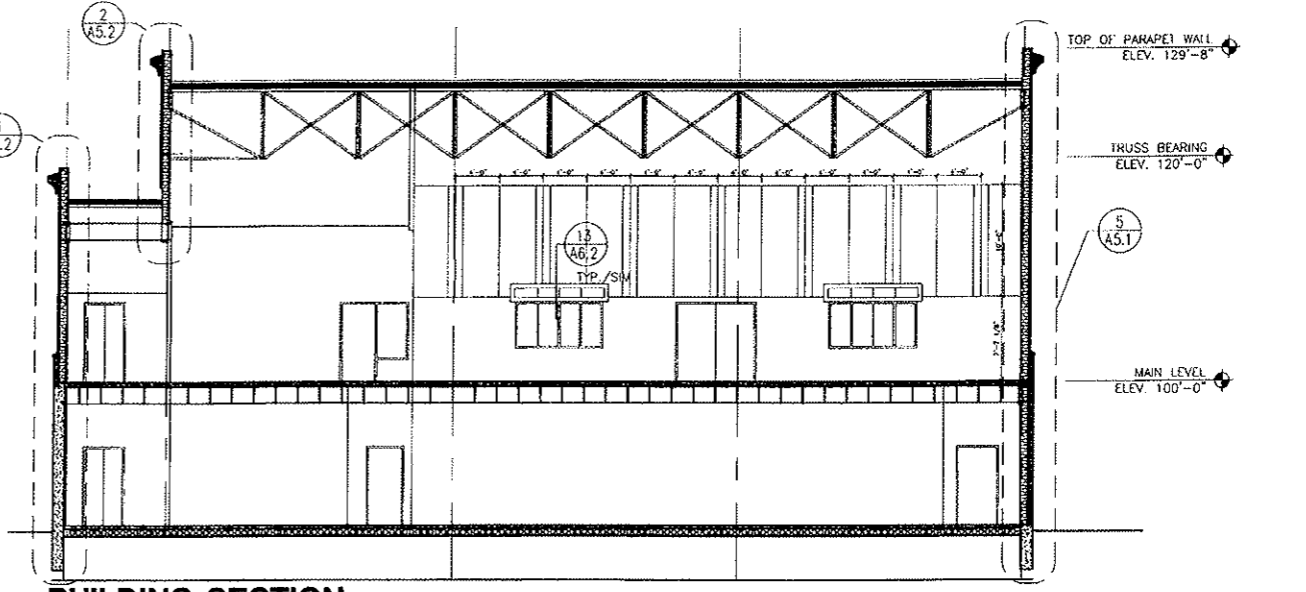
2 BUILDING SECTION
 SCALE: 1/8" = 1'-0"



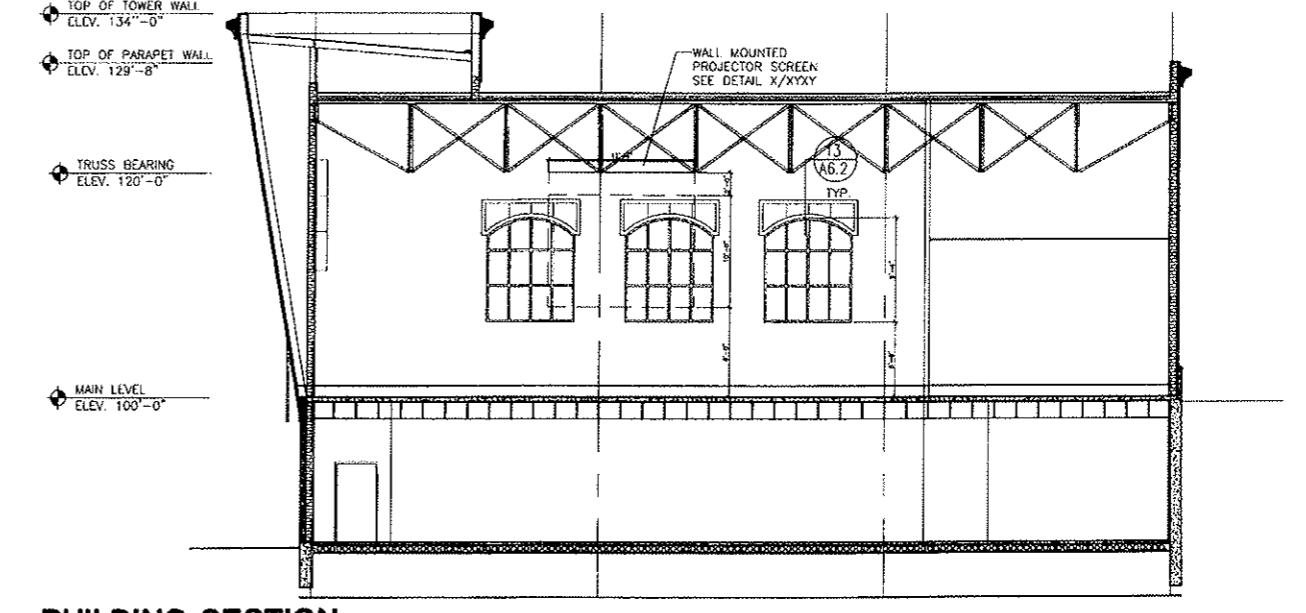
3 BUILDING SECTION
 SCALE: 1/8" = 1'-0"



4 BUILDING SECTION
 SCALE: 1/8" = 1'-0"



5 BUILDING SECTION
 SCALE: 1/8" = 1'-0"

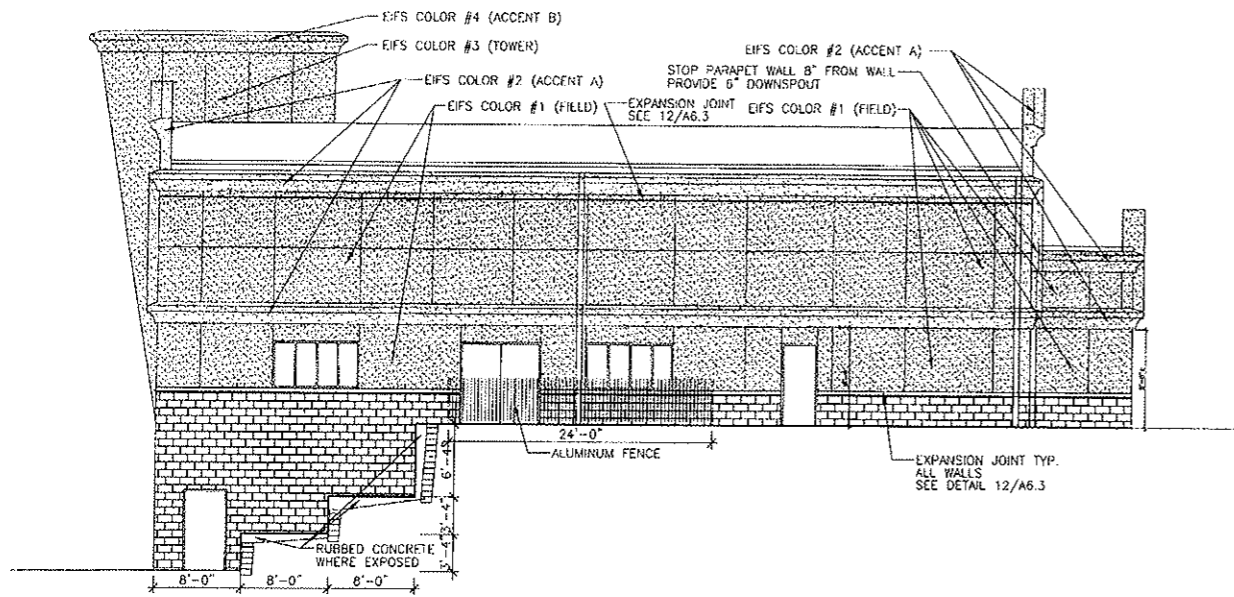


6 BUILDING SECTION
 SCALE: 1/8" = 1'-0"

RITTERBUSH - ELLIG - HULSING P.C.
 ARCHITECTS - PLANNERS
 711 BROADWAY, SUITE 200
 BISMARCK, NORTH DAKOTA 58504
 TEL: (701) 223-7760 FAX: (701) 223-8584 EMAIL: reh@buhc.net

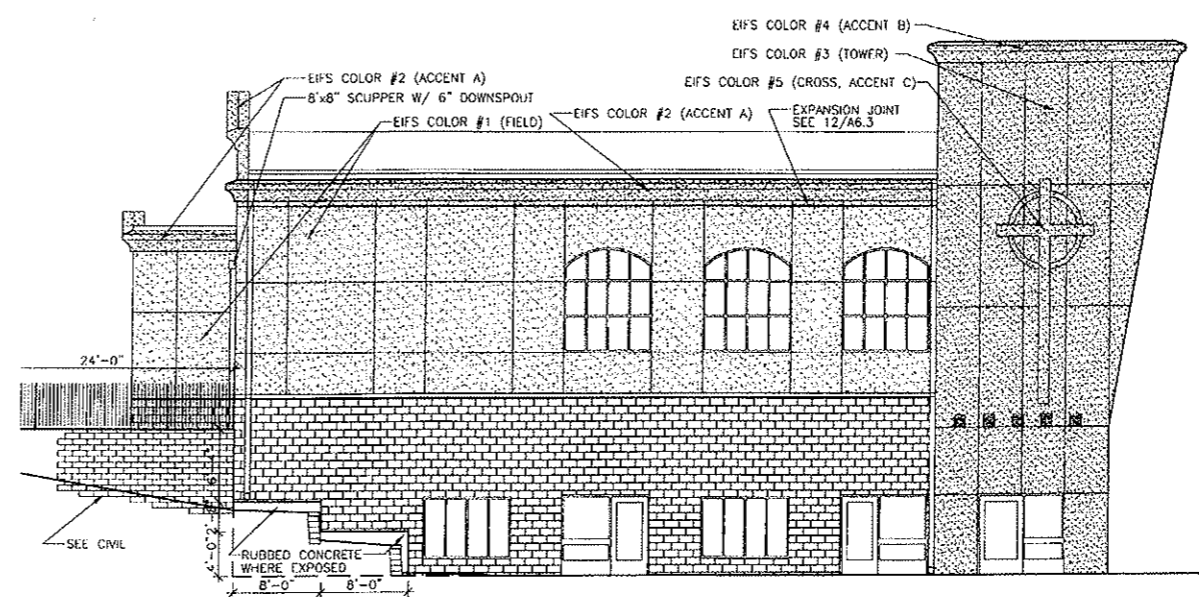
GOOD SHEPHERD LUTHERAN CHURCH
FAMILY ACTIVITY CENTER
 BISMARCK, NORTH DAKOTA

BUILDING SECTIONS AND DETAILS	
DATE: 6-20-05	PROJECT NO: 0323
SHEET	
A4.2	



1 NORTH ELEVATION

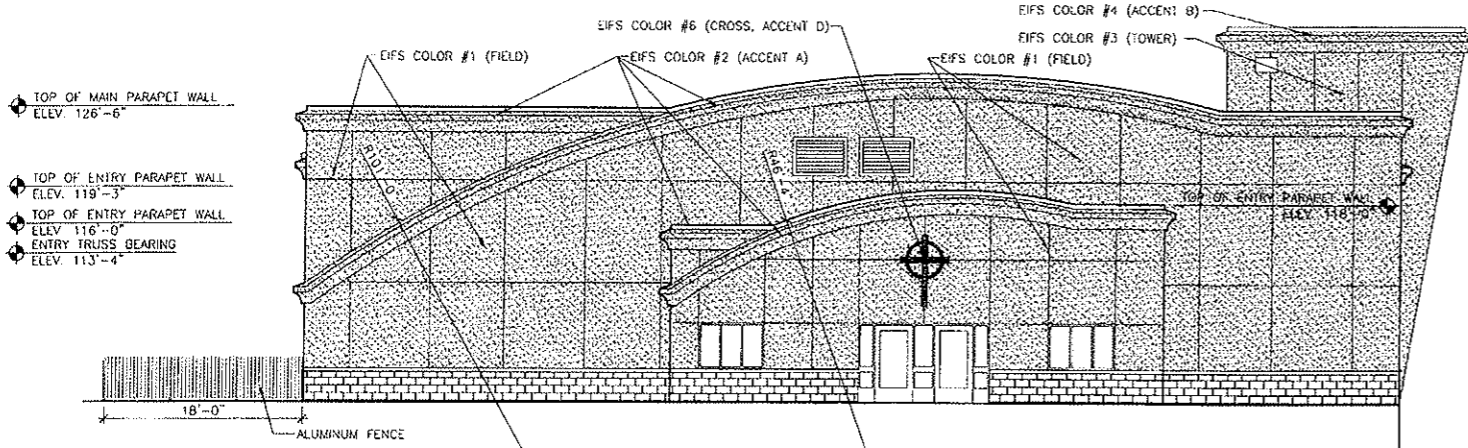
A4.1 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

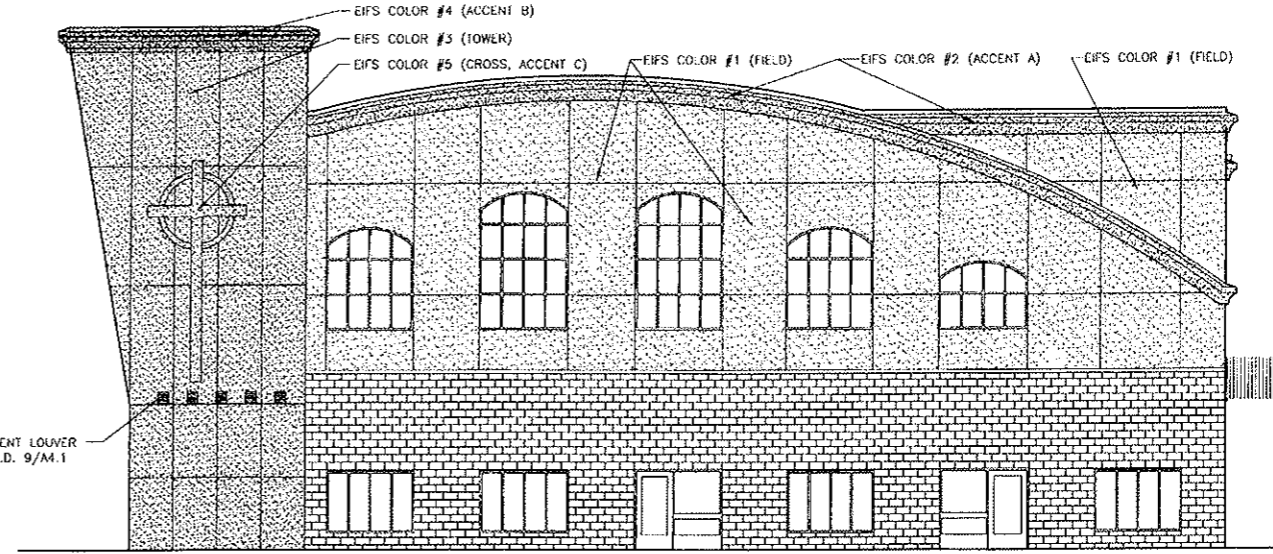
A4.1 SCALE: 1/8" = 1'-0"

- TOP OF TOWER WALL ELEV. 134'-0"
- TOP OF PARAPET WALL ELEV. 129'-8"
- TRUSS BEARING ELEV. 120'-0"
- WINDOW SILL ELEV. 106'-8"
- MAIN LEVEL ELEV. 100'-0"



3 WEST ELEVATION

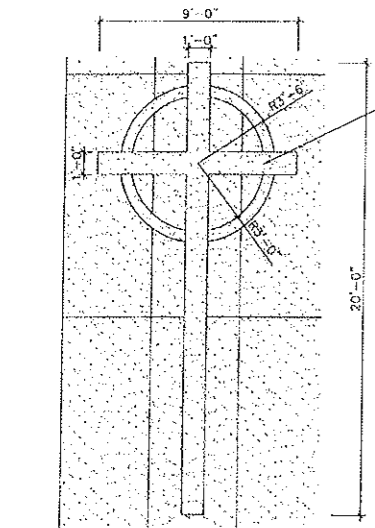
A4.1 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION

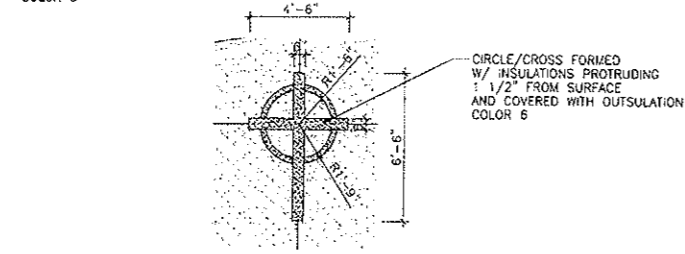
A4.1 SCALE: 1/8" = 1'-0"

NOTE:
PROVIDE JOINTS IN EIFS AS SHOWN ON ELEVATIONS
PROVIDE EXPANSION JOINTS IN EIFS SPACED AS REQUIRED BY MANUFACTURER OR IN JOINTING PATTERN SHOWN, WHICH EVER IS MORE STRINGENT.
OTHER JOINTS SHOWN NOT REQUIRED TO BE EXPANSION JOINTS SHALL BE AESTHETIC JOINTS



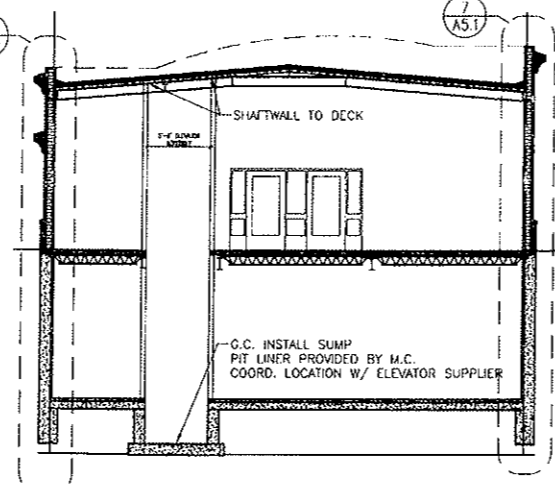
5 TOWER CROSS

A4.1 SCALE: 1/4" = 1'-0"



6 ENTRY CROSS

A4.1 SCALE: 1/4" = 1'-0"



7 ENTRY SECTION

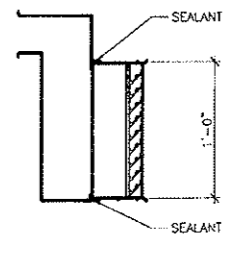
A4.1 SCALE: 1/8" = 1'-0"



8 CONSTRUCTION SIGNAGE

A4.1 SCALE: N/A SCALE

- NOTES:
- BILLBOARD BY GENERAL CONTRACTOR
 - BILLBOARD TO BE EXTERIOR PLYWOOD - PAINT ALL SIDES & EDGES
 - PLACE 4"x4" WOOD POSTS AS REQUIRED FOR STURDY SETTING, PLACE ON SKID BASE TO FACILITATE RELOCATION DURING CONSTRUCTION
 - SECURE BILLBOARD TO POSTS WITH 6 - 3/8" ZINC COATED CARBIDE BOLTS - NUTS & WASHERS - 3 EACH SIDE
 - SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. ARCHITECT WILL VERIFY COLORS ON SHOP DRAWINGS.
 - ALL LETTERING SHALL BE HELVETICA MEDIUM STYLE, EXCEPT AS INDICATED BY NOTE 7
 - LETTERS SHALL BE THICK MEDIUM STYLE
 - ALL BORDERS SHALL BE PAINTED BLACK (VERIFY)
 - BACKGROUNDS SHALL BE PAINTED LIGHT GRAY (VERIFY)
 - LETTERS SHALL BE PAINTED BLACK (VERIFY)



9 VENT LOUVER

A4.1 SCALE: N/A SCALE

BITTERBUSH - ELLIG - HULSING P.C.
 ARCHITECTS - PLANNERS
 711 RIVERWOOD DRIVE, SUITE 1
 BISMARCK, NORTH DAKOTA 58504
 BUS. (701) 223-7760 FAX (701) 226-6564 EMAIL: reth@bitnet.net

GOOD SHEPHERD LUTHERAN CHURCH
 FAMILY ACTIVITY CENTER
 BISMARCK, NORTH DAKOTA

BUILDING ELEVATIONS
 DRAWING DEVELOPER: REH
 REVISIONS: []
 DRAWN BY: LSS, JPH
 DATE: 6-20-05
 PROJECT NO.: 0323
 SHEET: A4.1