

Stones of Pensacola

Cando, ND

Investment Highlights

Investment Grade Credit

New Construction with Long-Term Lease

Renewal Options with Increases

Good Demographics

\$1,303,377

Purchase Price

6.90%

Cap Rate

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Location Overview

Founded in 1884, Cando is a city in and county seat of Towner County, North Dakota. The population was 1,115 at the 2010 census. Known as the "Duck Capital of North Dakota," Cando is centrally located in the Prairie Pothole Regions of the state. Cando's location makes it an excellent center for outdoor activities such as first-class fishing, big game and waterfowl hunting, as well as bird watching and nature photography.

Cando's history is on display at the Pioneer Museum, located on Main Street. The famous Dale & Martha Hawk Museum is located just 30 miles west of Cando.

The economy of Cando is centralized around agriculture, forestry, fishing, and hunting. The city also has several manufacturing facilities, which have added to the economic growth of the area. The Towner County Medical Center is one of the area's largest employers.

Towner County is located in the heart of the Prairie Pothole Region of the U.S. The area is home to all the waterfowl species found in the Pothole Region. Mallards, gadwall and blue-winged teal are the most abundant ducks, with several other species of diving and dabbling ducks common in the area. Giant Canadian honkers have been reintroduced and are abundant. Spectacular concentrations of waterfowl can be found each spring and fall. Most notable are the large flocks of snow geese.

Towner County includes the following cities and communities: Bisbee, Cando, Egeland, Hansboro, Perth, Rocklake and Sarles.



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