

Prime Location on 43rd and State St.

1.46 Acres / 63,486 sf @ 25.00 psf

\$1,587,150

NEW LISTING



FOR SALE



Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

DanielCompanies.com

Executive Summary for Sale

Address:	4245 State Street - Bismarck, ND
Price:	\$25.00 psf / \$1,587,150
Parcel ID:	1625-001-001
Legal Description:	Lot 1; Blk 1 Capital Electric Headquarters
Lot Size:	63,486 sf / 1.46 Acres
Zoning:	Zoned CG Commercial
Taxes 2022:	\$5,441.35
Specials Balance -	\$2,639

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information

- 63,486 sf / 1.46 Acres
- SE Corner of State St. (Hwy 83) and 43rd Ave
- Located across from the Schilling Bldg, with quick access to Starbucks, Cashwise, Ace Hardware, Walmart and Costco
- Awesome opportunity for
 - Bank
 - Medical
 - Dental Facility
 - Hotel
 - Retail
 - Restaurant
 - Corporate HQ
- Zoned CG / General Commercial



DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
9,578	51,219	94,720



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$111,274	\$115,229	\$111,198



2022 POPULATION

1 MILES	3 MILES	5 MILES
8,534	52,795	82,097



EMPLOYEES

1 MILES	3 MILES	5 MILES
9,235	32,143	69,231

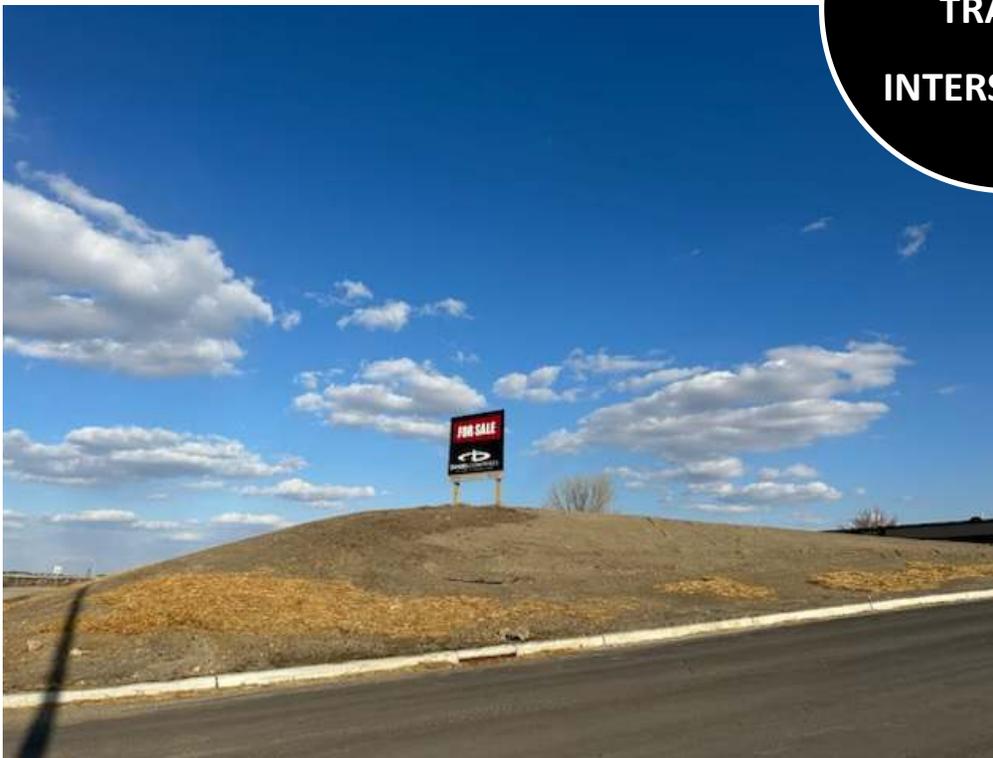


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**HIGH
TRAFFIC
INTERSECTION**





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DanielCompanies.com



DANIEL COMPANIES

The Leader in Commercial Real Estate



**Bill Daniel, CCIM | President
Commercial Broker**

701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President
Commercial Realtor®**

701.391.4262

Taylor@DanielCompanies.com

Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.