

# Prime Location on 43rd and State St.

4245 State Street - Bismarck, ND

1.46 Acres / 63,486 sf @ 25.00 psf

\$1,587,150

# PENDING



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## 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 2023:	\$5,958.89
Specials Balance -	\$2,346.24

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



### DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
9,370	51,482	95,457



### AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$90,374	\$94,562	\$91,374



### 2023 POPULATION

1 MILES	3 MILES	5 MILES
8,603	53,303	86,462



### EMPLOYEES

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

- 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 / Investment Firm
  - Medical
  - Dental Facility
  - Hotel
  - Retail
  - Restaurant
  - Corporate HQ
- Zoned CG / General Commercial
- Use restrictions may apply to sale



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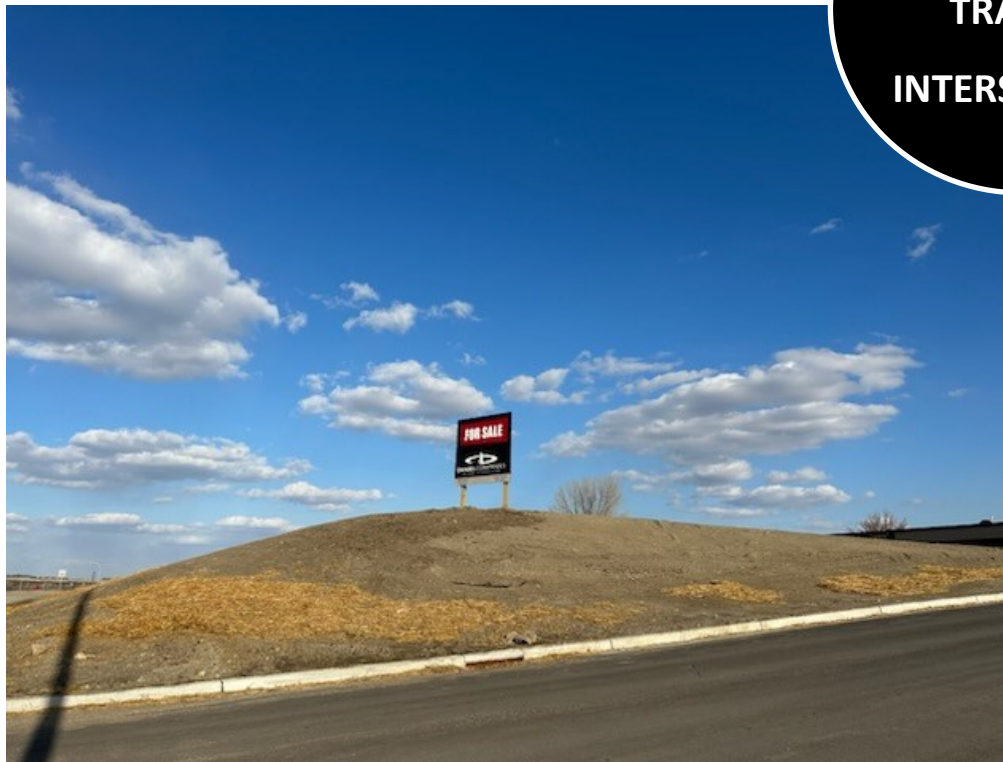
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HIGH  
TRAFFIC  
INTERSECTION















# DANIEL COMPANIES

The Leader in Commercial Real Estate



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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.**